



Broughton Avenue, Bierley,

£187,500

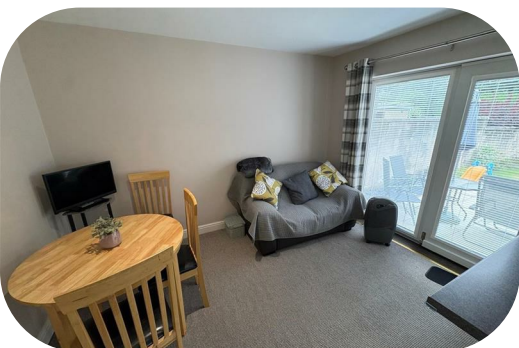
* SEMI DETACHED * THREE BEDROOMS * MODERN BATHROOM * LARGE GARDEN *
* CLOSE TO AMENITIES & MOTORWAY LINKS * DRIVEWAY * GARAGE *

This three bedroom semi detached property which would make an ideal purchase for a number of buyers. Benefits from a dining kitchen, modern house bathroom, GCH, DG and a large garden to the rear.

The property is ideally located for amenities, shops, schools and motorway links.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen and rear porch. There are three first floor bedrooms and a house bathroom.

To the outside there is a generous sized garden to the rear, together with driveway leading to a single garage.



Entrance

Rear Porch

Lounge

13'8" x 11'1" (4.17m x 3.38m)

With a coal effect gas fire in stone feature fireplace, radiator.

Dining Kitchen

16'9" x 11'3" (5.11m x 3.43m)

Modern cream dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, part tiled walls, breakfast bar, radiator and patio doors to rear garden.

First Floor Landing

Bedroom One

11'4" x 10'7" (3.45m x 3.23m)

With radiator.

Bedroom Two

11'1" x 10'3" (3.38m x 3.12m)

With radiator.

Bedroom Three

6'5" x 8'2" (1.96m x 2.49m)

With radiator.

Bathroom

Modern white three piece suite, shower over bath, tiled walls and heated towel rail

Exterior

To the outside there is a lawned garden to the front, drive to side leading to a detached oversized garage, together with a larger lawned garden to the rear.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar Roundabout take the 4th exit onto the M606 ramp to Bradford/Euroway Est, continue onto M606, at junction 2 exit toward Euroway Trading Ests, use the right lane to take the ramp to Euroway E, right onto Euroway Interchange/Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, turn right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, go through the roundabout, left onto Bellhouse Cres, right onto Broughton Avenue.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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