



Marsland Court, Hunsworth,

£155,000

* MODERN END TOWN HOUSE * TWO BEDROOMS * CORNER PLOT * NO CHAIN *
* GOOD SIZED GARDENS * DRIVEWAY * CUL-DE-SAC LOCATION *

A fantastic opportunity for either first time buyer or downsizer to purchase this delightful two bedroom end town house. Available with no onward chain and vacant possession, the property benefits from gas central heating, upvc double glazing and alarm system.

The manageable accommodation briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and a bathroom.

To the outside there are well stocked gardens and a rear driveway.



Entrance Hall

Lounge

14'2" x 9'4" (4.32m x 2.84m)

Having a modern pebble effect electric fire, radiator and store cupboard.



Dining Kitchen

12'7" x 9' (3.84m x 2.74m)

With wall and base units incorporating a laminated sink unit, gas hob, electric oven, part tiled walls, radiator and upvc French door to rear garden.



First Floor Landing

Bedroom One

9'4" x 11'1" (2.84m x 3.38m)

With built in wardrobes and radiator.



Bedroom Two

12'3" x 6'1" (3.73m x 1.85m)

With radiator.



Bathroom

Three piece 'whisper grey' suite, part tiled walls, radiator.



Exterior

To the outside there are lawned gardens to the front and side, together with an enclosed garden to the rear and driveway.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, turn left onto Marsland Ct, turn right to stay on Marsland Ct and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B

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

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk