



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



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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