



Manor Park Road, Marsh,

£260,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* CLOSE TO AMENITIES & 'THE GREENWAY' * GARDENS * DRIVE * GARAGE *

Generously proportioned four bedroom detached property. Situated on this popular modern development and handily located for the local amenities, schools, the 'Greenway' cycle/footpath and the new 'Spen Valley Leisure Centre', these houses are ideal for young/growing families.

The 'ready to move into' accommodation benefits from two reception rooms, two bath/shower rooms, gardens and a garage. The accommodation briefly comprises entrance hallway, cloaks/wc, dining room, lounge and a dining kitchen. There are four first floor bedrooms with the master bedroom having an en-suite shower room, together with a house bathroom.

To the outside there are gardens to front and rear, driveway leading to a single garage.



Entrance Hall

With radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Dining Room

11'2" x 9'9" (3.40m x 2.97m)

With radiator and double glazed window.

Dining Kitchen

12'6" x 9'5" (3.81m x 2.87m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator and double glazed window.

Lounge

19'2" x 10'9" (5.84m x 3.28m)

With electric fire in fireplace surround, radiator and double glazed window.

First Floor

Bedroom One

12'4" x 10'9" (3.76m x 3.28m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

With radiator and double glazed window.

Bedroom Three

8'1" x 7'7" (2.46m x 2.31m)

With radiator and double glazed window.

Bedroom Four

6'1" x 9'4" (1.85m x 2.84m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are gardens to both front and rear, driveway and garage.

Directions

From our office in Cleckheaton town centre proceed right right onto Bradford Rd, turn right onto Manor Park Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Kirklees



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		
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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) 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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