Sugdens
Sales & Lettings

# Markfield Avenue, Low Moor,

## £219,950

* SEMI DETACHED HOUSE * TWO BEDROOMS * CLOSE TO AMENITIES *
* POPULAR LOCATION * GARDEN * DRIVE * GARAGE *
Located on the much desired 'Markfield Avenue' development, is this two bedroom semi detached.
The well presented home would make an ideal purchase for a young/growing family or anybody downsizing.
Ideally located for amenities, shops, local schools and motorway links.
Benefits from a modern fitted kitchen, four piece bathroom, gas central heating, double glazing, gardens and garage.
The accommodation briefly comprises entrance hallway, lounge and 21ft dining kitchen and bedroom. There is a first floor master bedroom and house bathroom.
To the outside there is a lawned and well stocked garden to the rear, together with a driveway leading to a single garage.

## Entrance Hall
With radiator and understairs storage.

## Lounge
16' x 12'2" (4.88m x 3.71m )
With a living flame gas fire in fireplace surround, radiator and double glazed window.

## Dining Kitchen
21'1" x 12'5" (6.43m x 3.78m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge freezer, microwave oven, plumbing for auto washer, dishwasher, radiator, double glazed window.
Seating area with feature radiator and French doors to rear.

## Bedroom Two
8'4" x 8'6" (2.54m x 2.59m)
With radiator and double glazed window.

## First Floor
With double glazed window.

## Bedroom One
12'4" x 12'2" (3.76m x 3.71m)
With radiator, double glazed window and eaves storage.

## Bathroom
Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

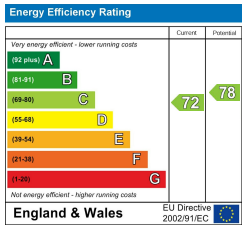
## Exterior
To the outside there is well stocked garden to the rear with lawn, together with a driveway leading to a single garage.

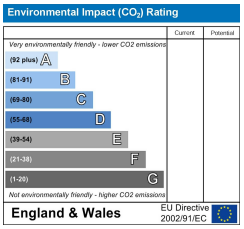
## Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn left onto New Works Rd, go through the roundabout, turn left onto Markfield Ave.

## 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.

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