



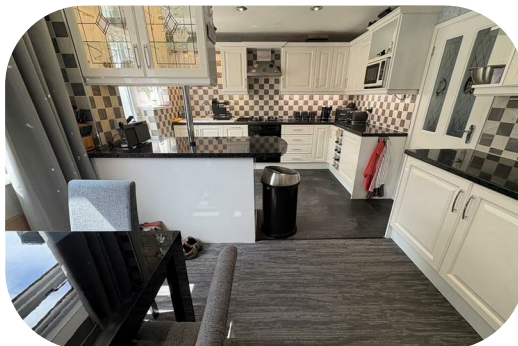
Church Street,
Offers Over £185,000

*** SEMI DETACHED * THREE BEDROOMS * DINING KITCHEN ***

*** IDEAL FOR FTB/YOUNG COUPLE * WELL PRESENTED * GARDENS & GARAGE ***

This three bedroom semi detached home would make an ideal purchase for a number of buyers. Ideally located for local amenities, Spenborough Sports Centre, local schools and excellent motorway links near by.

The property benefits from a dining kitchen, gas central heating, double glazing and a garage. Briefly comprising entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the outside there is a patio garden to the rear, together with a single garage on the opposite side of the road.



Entrance
Radiator.

Lounge
14'7" x 12'9" (4.45m" x 3.89m")
Electric fire with feature fireplace surround and radiator.

Dining Kitchen
16'1" x 11'3" (4.90m" x 3.43m")
White fitted kitchen having a range of wall and base units incorporating sink unit, tiled splash back, oven & hob with extractor, integrated fridge freezer, dishwasher, plumbing for auto washer, radiator and upvc door leading to rear.

First Floor Landing

Bedroom One
14'6" x 9'2" (4.42m" x 2.79m")
Radiator.

Bedroom Three
6'5" x 8'3" (1.96m" x 2.51m")
Radiator.

Bedroom Two
9'3" x 11'9" (2.82m" x 3.58m")
Radiator.

Bathroom
Four piece suite comprising shower cubicle, panel bath, low flush wc, pedestal wash basin and radiator.

Exterior
Low maintenance patio garden to rear with shed together with a off site garage.

Tenure
FREEHOLD.

Council Tax Band
B



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
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			(1-10) 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		

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

