



Church Street,
Offers Over £185,000

* SEMI DETACHED * THREE BEDROOMS * DINING KITCHEN *

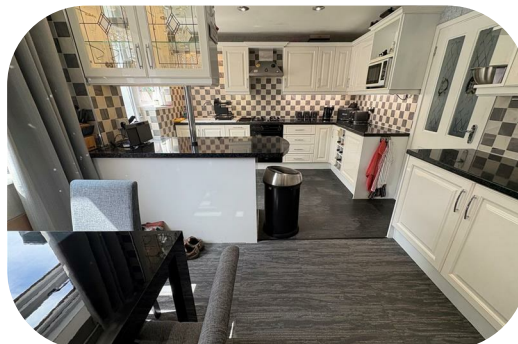
* IDEAL FOR FTB/YOUNG COUPLE * WELL PRESENTED * GARDENS & GARAGE *

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		
Current	Potential	Score	Current	Potential	Score
		70 / 75			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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