



Markfield Drive, Low Moor,

£172,500

- * SEMI DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * CLOSE TO AMENITIES *
- * GARDENS * DRIVE * GARAGE * IDEAL FOR DOWNSIZING * EXCELLENT COMMUTER LINKS *

Situated in this sought after location of Low Moor, is this two double bedroom semi detached bungalow.

The property would make an ideal purchase for anybody downsizing and is ideally located for many amenities, Wyke village and excellent commuter links via the motorway or Low Moor Train station nearby. The accommodation briefly comprises entrance hallway, kitchen, lounge, conservatory, two bedrooms and a bathroom.

Externally there are gardens to both front and rear, together with driveway leading to a single garage.



Entrance Hall

With radiator.

Kitchen

10'4" x 8'6" (3.15m x 2.59m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, tiled splashback, radiator, double glazed window and plumbing for auto washer.

Lounge

15'2" x 12'1" (4.62m x 3.68m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Bedroom One

12'5" x 12'2" (3.78m x 3.71m)

With sliding door wardrobes, radiator and double glazed window.

Bedroom Two

15'4" x 8'6" (4.67m x 2.59m)

With radiator and double glazed window.

Conservatory

8'11" x 9'6" (2.72m x 2.90m)

With upvc door to rear garden.

Bathroom

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

Exterior

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

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.8 miles 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 Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

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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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		74	(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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