



Fourth Street, Low Moor,

£125,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW 01274 905 905 ***
** TWO BED TERRACE ** WELL PRESENTED ** DOUBLE FRONTED **
** IDEAL FOR FTB ** READY TO MOVE INTO ** GARDENS & PARKING **

Well presented double fronted two bedroom terrace property. The property would make an ideal purchase for a FTB/Young Couple and offers ready to move into accommodation.

Ideally located for Low Moor train station, motorway networks and local schools.

Having a two reception rooms, white fitted kitchen and modern house bathroom suite. The property has the benefit of both a basement/cellar which is currently used as a gym/utility room.

To the outside there is a low maintenance garden to front and rear with off street parking.



Dining Room

12'3" x 11'9" (3.73m" x 3.58m")

Tiled floor and radiator.



Kitchen

14'10" x 6'0" (4.52m" x 1.83m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer, oven & hob with extractor, radiator and upvc doors leading to rear.

Lounge

14'9" x 13'11" (4.50m" x 4.24m")

Log effect gas fire with feature fireplace surround, wood floor and radiator.



Cellar

13'11" x 14'9" (4.24m" x 4.50m")

Stainless steel sink unit, plumbing for auto washer and radiator.

First Floor Landing

Loft access via pull down ladder.

Bedroom One

14'11" x 13'10" (4.55m" x 4.22m")

Built in wardrobes and radiator.



Bedroom Two

12'3" x 9'4" (3.73m" x 2.84m")

Radiator.

Bathroom

Modern white house bathroom comprising L-shaped bath, low flush wc, pedestal wash basin, thermostat shower, tiled and radiator.



Exterior

Low maintenance garden to both front and rear with off street parking.

Council Tax Band

A

Tenure

FREEHOLD



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	(92 plus) A	
(81-91) B	(81-91) B	(81-91) B	
(69-80) C	(69-80) C	(69-80) C	
(55-68) D	(55-68) D	(55-68) D	
(39-54) E	(39-54) E	(39-54) E	
(21-38) F	(21-38) F	(21-38) F	
(1-20) G	(1-20) G	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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