Sugdens
Sales & Lettings

St. Marks Place, Low Moor,

£150,000

Tucked away on this backwater location in the sought after area of Low Moor is this charming three bedroom Grade II Listed Cottage.
Offering many original features throughout and having ‘ready to move into' accommodation.
The property is conveniently located within close proximity to Low Moor train station and excellent motorway links.
Benefits from gas central heating, double glazing, exposed stonework and pleasant views over looking St Mark's Church.
To the outside there is a lawned and patio garden to the rear.

Entrance Vestibule
With tiled floor and radiator.

Lounge/Diner
19'5" x 16' (5.92m x 4.88m)
Chimney breast, stone hearth, wood flooring, two radiators, ceiling beams, exposed stone work, understairs storage.

Kitchen
4'6" x 8'5" (1.37m x 2.57m)
Fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob, extractor fan, plumbing for auto washer, tiled splashback and floor, door to rear.

First Floor
With radiator, ceiling beams and storage cupboard.

Bedroom Two
8'11" x 7'3" (2.72m x 2.21m)
With radiator and double glazed window.

Bedroom One
13'2" x 10'11" (4.01m x 3.33m)
With built in wardrobe, feature fireplace, ceiling beams, radiator and double glazed window.

Bedroom Three
8'7" x 9'2" (2.62m x 2.79m)
With radiator and double glazed window.

Bathroom
Comprising roll top bath with rain shower over, low suite wc, pedestal wash basin, tiled floor, radiator and double glazed window.

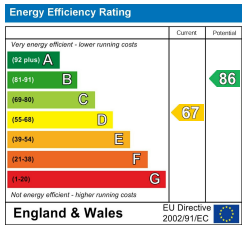
Exterior
To the outside there is a well stocked lawned garden to the rear with patio - enjoying views overlooking St Marks church.

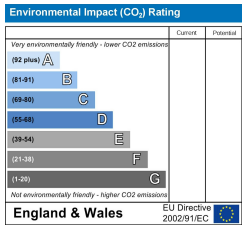
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn left onto New Works Rd, proceed through the roundabout, turn left onto Huddersfield Rd/A641, turn right onto St Mark's Ave and St Marks Place will be seen where the property is displayed via our For Sale board.

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.





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

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service