



Greenville Drive, Low Moor,

£240,000

**** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY **
 ** SOUGHT AFTER LOCATION ** OVERLOOKING GOLF COURSE ** GARDENS, GARAGE & PARKING ****

Superbly presented three bedroom semi detached property situated in this much sought after location of Low Moor. Occupying this enviable position overlooking the golf course the property would make a fantastic purchase for a number of buyers.

Boasting two reception rooms, GCH, DG, gardens, driveway and a garage.

Within easy reach of local schools, Sedbergh Leisure Centre, Train Centre and Motorway Links.

The accommodation briefly comprises entrance, hallway, lounge, dining room, kitchen, conservatory and a house bathroom. To the first floor there are three bedrooms.

To the outside there is a lawned and patio garden to the rear which overlooks the golf course. A driveway leads to a single garage.



Entrance

Entrance Hall

Radiator.

Dining Room

11'8" x 10'9" (3.56m" x 3.28m")

Radiator.

Kitchen

11'9" x 8'5" (3.58m" x 2.57m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, cooker with extractor, integrated fridge freezer, integrated dishwasher and integrated washing machine.

Lounge

10'9" x 16'4" (3.28m" x 4.98m")

Log effect gas fire, radiator, oak flooring and patio door.

Conservatory

11'2" x 7'7" (3.40m" x 2.31m")

French door leading to rear.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

First Floor Landing

Bedroom One

11'0" x 11'1" (3.35m" x 3.38m")

Radiator.

Bedroom Two

11'8" x 10'8" (3.56m" x 3.25m")

Built in wardrobes and radiator.

Bedroom Three

8'9" x 8'1" (2.67m" x 2.46m")

Radiator.

WC

Two piece suite comprising low flush wc and pedestal wash basin.

Exterior

To the outside there is a lawned and patio garden to the rear which overlooks the golf course. A driveway leads to a single garage.

Tenure

FREEHOLD.

Council Tax Band

C



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 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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