



St. Margarets Avenue, Holmewood,

£175,000

*** SEMI DETACHED HOUSE * THREE BEDROOMS * IDEAL FTB/YOUNG FAMILY *
* READY TO MOVE INTO * GARDENS * PARKING ***

A fantastic opportunity for either first time buyer or young family to purchase this good sized three bedroom semi detached house. Well presented throughout to offer 'ready to move into' accommodation benefiting from a modern fitted kitchen and shower room, gas central heating and double glazing.

Briefly comprises entrance porch, reception hall, lounge/diner, modern fitted kitchen, three first floor bedrooms and a modern shower room.

To the outside there are gardens to the rear, together with a driveway providing off street parking.



Entrance Porch

Hall

With radiator.

Lounge / Diner

21'9" x 12'9" (6.63m x 3.89m)

With electric fire in fireplace surround, radiator and patio doors.

Kitchen

13'3" x 11'2" (4.04m x 3.40m)

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

Utility

9'7" x 4'2" (2.92m x 1.27m)

With fitted wall units, work surface, plumbing for auto washer, double glazed window.

First Floor Landing

With double glazed window.

Bedroom One

10'2" x 10'9" (3.10m x 3.28m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

11'6" x 8'5" (3.51m x 2.57m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

8'8" x 8'1" (2.64m x 2.46m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is a driveway providing off-road parking, together with a garden to the rear.

Directions

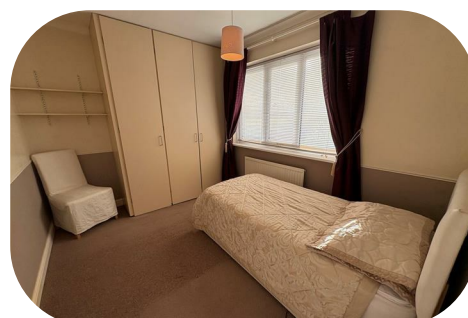
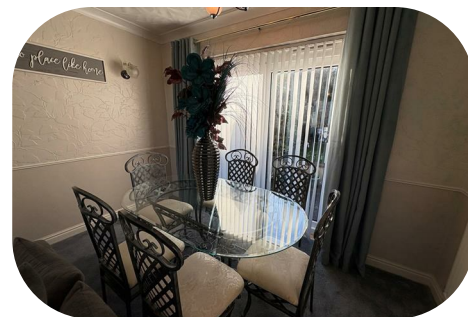
From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd W, left onto Hunsworth Ln, take the sharp left onto S View Rd, continue onto Raikes Ln, continue onto Toftshaw Ln, left onto Tong St, right onto Knowles Ln, at the roundabout take the 3rd exit onto St Margarets Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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