



Fountain Drive, Roberttown,

£199,950

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * NO CHAIN * POPULAR LOCATION *
* CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

Situated in much sought after location of Roberttown is this two bedroom semi detached bungalow. Offered for sale with NO ONWARD CHAIN, this property is sure to appeal to a number of buyers, in particular anybody downsizing.

Benefits from gas central heating, double glazing, garage and garden.

Within walking distance of Roberttown's local amenities, shops and cafes.

The property briefly comprises entrance hallway, lounge, kitchen, two bedrooms and a shower room. To the outside there are gardens to front and rear, together with a driveway leading to a single garage.



Hallway

Lounge

14'3 x 11'7 (4.34m x 3.53m)

Electric fire, fireplace surround, central heating radiator and double glazed window.

Kitchen

6'7 x 11'11 (2.01m x 3.63m)

Fitted wall and base units with Stainless Steel sink and drainer and tiled splash back. Cooker point and plumbing for a washing machine, central heating radiator and double glazed window.

Bedroom One

12 x 11'8 (3.66m x 3.56m)

Sliding fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two

9'9 x 8'5 (2.97m x 2.57m)

Central heating radiator and double glazed window.

Shower Room

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Heated towel rail and double glazed window.

External

Artificial lawn to rear with mature shrubs. To the front is a patio garden with a decorative boarder. Driveway leading to a single garage.

Council Tax

Band A.

TENURE

FREEHOLD



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

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