



Melford Street, Tong Street,

£139,950

*** TERRACE * THREE BEDROOMS * OVER THREE FLOORS * CLOSE TO AMENITIES ***

*** SPACIOUS ACCOMMODATION * PAVED GARDENS ***

This three bedroom terraced property would make an excellent purchase for a number of buyers and offers spacious accommodation over three floors.

Well presented throughout and ideally located for amenities, schools and motorway links.

Benefits from GCH, DG, and an occasional cellar room.

The accommodation briefly comprises of a lounge, dining kitchen, cellar with two occasional rooms. To the first floor there is a large master bedroom and a four piece house bathroom. There are two further second floor attic bedrooms.

To the outside there are low maintenance paved gardens to the rear.



Lounge

14'3" x 13' (4.34m x 3.96m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

9'9" x 9'6" (2.97m x 2.90m)

With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, radiator and double glazed window.

Cellar Room [1.]

9'1" x 9'4" (2.77m x 2.84m)

Useful storage.

Cellar Room [2.]

13'9" x 9'2" (4.19m x 2.79m)

With radiator.

First Floor

Bedroom One

13' x 10'8" (3.96m x 3.25m)

With sliding door wardrobe, radiator and double glazed window.

Bathroom

Four piece bathroom comprising panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

Second Floor

Bedroom Two

10'1" x 10' (3.07m x 3.05m)

With velux window and radiator.

Bedroom Three

13'1" x 8'2" (3.99m x 2.49m)

With radiator and double glazed window.

Exterior

To the outside there is an enclosed paved garden to the rear and a small but well maintained garden to the front.

Directions

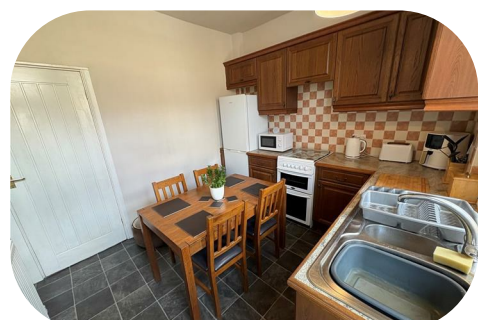
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, at junction 2 exit towards Euroway Trading Ests, use right lane to take the slip road to Euroway E, continue to follow Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, turn right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, at the roundabout take the 2nd exit onto Shetcliffe Ln, turn left onto Ferrand Ave, at the roundabout continue straight onto Dawson Ln, turn left onto Tong St, left onto Rook Ln, right onto St Johns Cl, merge onto Melford St and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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	
England & Wales			England & Wales		

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