



Ashbourne Drive, Cleckheaton

£230,000

* SEMI DETACHED * THREE BEDROOMS * MODERN BATHROOM * GARAGE *
* LANDSCAPED GARDENS * POPULAR LOCATION * FAMILY HOME *

Occupying a much sought after residential location and offering excellent family sized accommodation, is this delightful three bedroom semi detached house.

The property benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, white oak effect fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, driveway and garage.

Viewing is highly recommended.





Entrance

With radiator.

Lounge

13'8" x 11'7" (4.17m x 3.53m)

With feature chimney breast, laminated wood floor, radiator.

Dining Kitchen

14'8" x 10'8" (4.47m x 3.25m)

White oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric cooker, part tiled walls.

First Floor

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

Bedroom One

11'7" x 9'1" (3.53m x 2.77m)

With radiator.

Bedroom Two

11'8" x 9'1" (3.56m x 2.77m)

With radiator.

Bedroom Three

7'6" x 5'8" (2.29m x 1.73m)

With radiator.

Exterior

To the outside there are gardens to front and rear, block paved drive to single garage and garden hut.

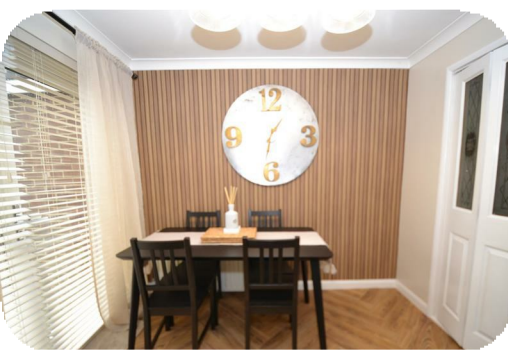
Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, turn left onto Hightown Rd, right onto Ashbourne Dr, right onto Quaker Ln and Ashbourne Drive will be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

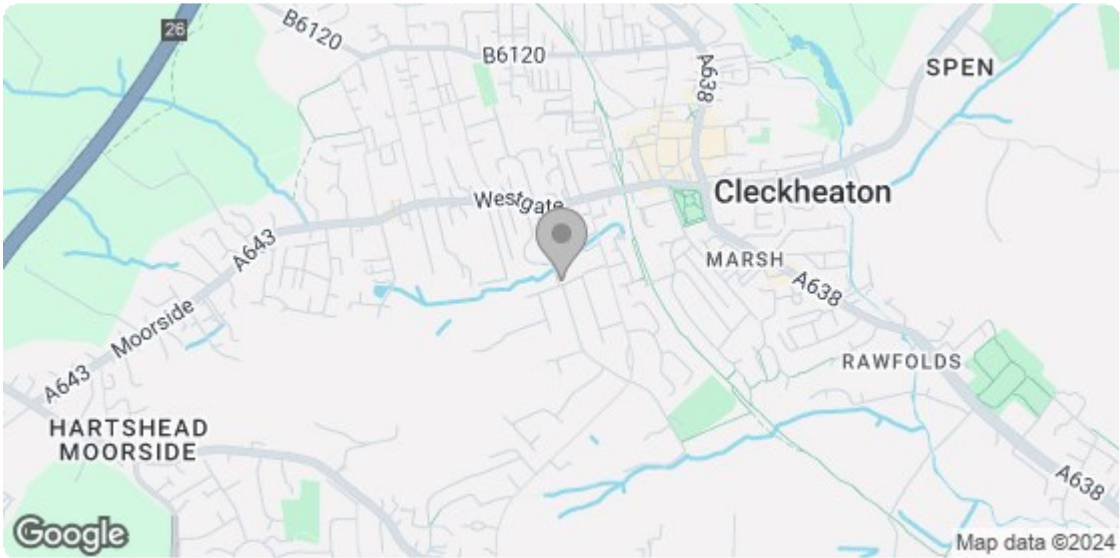
Council Tax Band





B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

