



## Town Gate, Scholes, Offers Over £200,000

\* COTTAGE \* SEMI DETACHED \* CHARACTERFUL \* TWO BEDROOMS \*  
\* POPULAR LOCATION \* CLOSE TO AMENITIES \* GARDEN \* SHARED DRIVE \* GARAGE \*

Superb characterful two bedroom semi detached stone built cottage.

Situated in the heart of Scholes Village and overlooking the Green, the property would make an ideal purchase for a number of buyers.

Scholes is ideally located for amenities, shops, first & secondary schools and excellent motorway links to Leeds/Bradford/Manchester.

To the outside there is a garden and a shared driveway leading to a garage to the rear.

**VIEWING ESSENTIAL!**



### Entrance Porch

With double glazed window.

### Kitchen

10'6" x 9'2" (3.20m x 2.79m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator and double glazed window.

### Lounge

15'7" x 12'8" (4.75m x 3.86m)

Fireplace surround, radiator, double glazed window and ceiling beams.

### Inner Hall

With radiator, understairs storage, stained glass window.

### First Floor

With beamed ceiling.

### Bedroom One

12'9" x 9'5" (3.89m x 2.87m)

With sliding door wardrobes, radiator, double glazed window, vaulted ceiling and beams.

### Bedroom Two

10' x 9'3" (3.05m x 2.82m)

With sliding door wardrobes, radiator and double glazed window.

### Bathroom

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator, double glazed window and ceiling beams.

### Exterior

To the outside there is a shared driveway leading to a larger than average garage, ideal for conversion to a home office (subject to planning permission) ,together with a well stocked low maintenance garden to the rear with patio area.

### Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120, after 0.5 miles at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue to follow B6120 for 0.9 miles, turn left onto Town Gate and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		86	(91 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		57	(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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