



## Rose Street, Manningham,

**£125,000**

\* TERRACE \* TWO DOUBLE BEDROOMS \*  
\* CLOSE TO AMENITIES \* MODERN BATHROOM \*

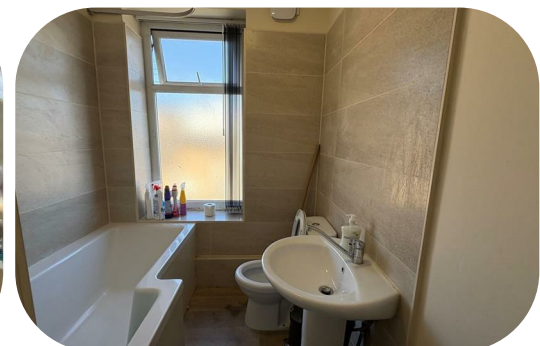
Well presented two double bedroom terrace property.

Situated close to amenities, shops, schools and BRI Hospital.

Benefits from a modern bathroom, gas central heating and double glazing.

Briefly comprises entrance hallway, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom.

**VIEWING ESSENTIAL!!**



## Entrance Hall

With radiator.

## Lounge

15'4" x 10'6" (4.67m x 3.20m)

With radiator and double glazed window.

## Dining Kitchen

13'1" x 9'7" (3.99m x 2.92m)

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

## Cellar

Useful storage.

## First Floor

### Bedroom One

10'7" x 15'5" (3.23m x 4.70m)

With radiator and double glazed window.

### Bedroom Two

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

With radiator and double glazed window.

## Bathroom

White three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Directions

From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd, turn left onto Rhodesway, go through the roundabout, turn right onto Allerton Rd, at the roundabout continue straight onto Pearson Ln, at the roundabout continue straight onto Duckworth Ln, at the roundabout take the 2nd exit, continue onto Lilycroft Rd, turn right onto Heaton Rd, turn left onto Rose St.

## 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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