Sugdens
Sales & Lettings



Rosetta Drive, Four Lane Ends,

Offers In Excess Of £225,000

* SEMI DETACHED * THREE BEDROOMS * FAMILY SIZED * POTENTIAL TO EXTEND (STPP) *
* GARDEN * PARKING * CLOSE TO AMENITIES *

The three bedroom semi detached property would make an ideal purchase for a number of buyers. Having easy access to amenities, shops, local schools and bus routes.

The accommodation briefly comprises lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a large garden to the side and rear, together with driveway providing off street parking.







Entrance Vestibule

Lounge
13' x 11'3" (3.96m x 3.43m)
With radiator and double glazed window.



Dining Room
12'2" x 11'4" (3.71m x 3.45m)
With radiator and double glazed window.

Kitchen
12'9" x 5'7" (3.89m x 1.70m)
With fitted wall and base units incorporating sink unit, cooker, plumbing for auto washer, door to rear.



First Floor

Bedroom One
12'9" x 11'5" (3.89m x 3.48m)
With radiator and double glazed window.

Bedroom Two
12'8" x 7'8" (3.86m x 2.34m)
With radiator and double glazed window.



Bedroom Three
7'8" x 8'1" (2.34m x 2.46m)
With radiator and double glazed window.

Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is a large garden to the side and rear (potential to extend the property - subject to relevant planning consents), driveway providing off-road parking.



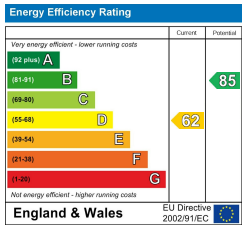
Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout continue straight onto Bradford Rd, continue onto Clayton Rd, left onto Cemetery Rd, left onto Rosetta Dr.

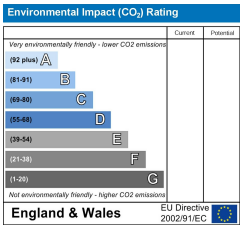
TENURE
FREEHOLD

Council Tax Band
B / 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.





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