



**Ashton Avenue, Scholemoor,**

**£150,000**

**\* END TERRACE \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* CASH BUYERS ONLY\*  
\* IDEAL FTB/INVESTOR \* GOOD SIZED GARDENS \***

An excellent opportunity for a FTB/young couple/family to purchase this three bedroom end terrace property. Benefits from double glazing and being close to the Quora retail park, schools and amenities.

The accommodation briefly comprises sitting room, lounge, conservatory, kitchen, bathroom, three first floor bedrooms, bathroom and separate wc.

To the outside there are good sized gardens to front, side and rear.



## Entrance Vestibule

## Lounge

11'5" x 10'6" (3.48m x 3.20m)

With radiator.

## Dining/Sitting Room

11'8" x 9'9" (3.56m x 2.97m)

With radiator and double glazed window.

## Bathroom

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

## Kitchen

15'3" x 7'5" (4.65m x 2.26m)

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

## Conservatory

12'2" x 7'3" (3.71m x 2.21m)

With radiator and door to rear.

## First Floor

### Bedroom One

11'9" x 13'9" (3.58m x 4.19m)

With radiator and double glazed window.

### Bedroom Two

11'8" x 9'5" (3.56m x 2.87m)

With radiator and double glazed window.

### Bedroom Three

8'9" x 7'2" (2.67m x 2.18m)

With radiator and double glazed window.

## Bathroom

With panelled bath, pedestal wash basin, radiator and double glazed window.

## Separate WC

With low suite wc.

## Exterior

To the outside there are gardens to front, side and rear.

## Directions

From our office on Queensbury High Street proceed east on High St/A647 towards Gothic St, 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 Scholemoor Ave, right onto Ashton Ave and the property will 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] <b>A</b>		[G2 plus] <b>A</b>	
[B1-B3] <b>B</b>		[B1-B3] <b>B</b>	
[C1-C3] <b>C</b>		[C1-C3] <b>C</b>	
[D1-D3] <b>D</b>		[D1-D3] <b>D</b>	
[E1-E3] <b>E</b>		[E1-E3] <b>E</b>	
[F1-F3] <b>F</b>		[F1-F3] <b>F</b>	
[G1-G3] <b>G</b>		[G1-G3] <b>G</b>	
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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