



Low Newall Field,

£240,000

VIEWING ESSENTIAL TO APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER!!

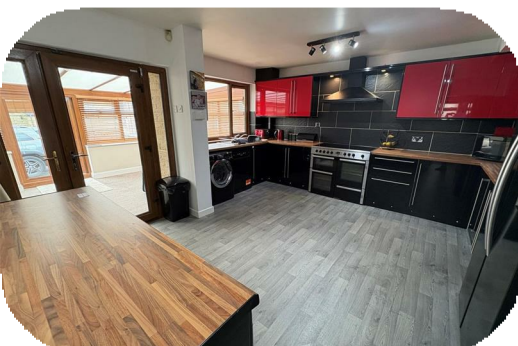
This well presented three bedroom + occasional room end terrace bungalow would make an ideal purchase for a number of buyers.

Benefits from a 24ft sun room, two multi fuel fires, en suite shower room and a garage.

The property has previously had planning permission granted which has now lapsed.

Within easy reach of amenities, schools and excellent motorway links.

To the outside there are is a patio garden to the rear, together with ample off street parking to front and rear. A driveway leads to a single garage.



Sun Room

24'1 x 9'3 (7.34m x 2.82m)

Multi-fuel fire, two central heating radiators and French doors.

Dining Kitchen

15'2 x 14'7 (4.62m x 4.45m)

Modern fitted wall and base units, Stainless Steel sink unit and tiled splash backs. Range cooker with extractor fan over, plumbing for washing machine and dishwasher. Central heating radiator and double glazed window.

Lounge

14'9 x 14'4 (4.50m x 4.37m)

Modern multi-fuel fire, central heating radiator and French doors leading out to the rear garden.

Bedroom One

11'9 x 10'7 (3.58m x 3.23m)

Central heating radiator and double glazed window.

En-Suite

Three piece suite comprising of; low flush WC, Vanity unit and shower cubicle. Tiles, central heating radiator and double glazed window.

Bedroom Two

10'7 x 7'8 (3.23m x 2.34m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and panel bath. Tiles, central heating radiator and double glazed window.

Attic Bedroom Three

16 x 10'5 (4.88m x 3.18m)

Central heating radiator and Velux window.

Occasional Room

14'6 x 6 (4.42m x 1.83m)

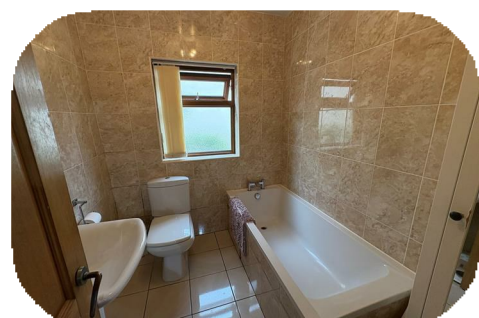
Velux window and central heating radiator.

External

Low maintenance patio area and ample parking with gated driveway leading to a garage.

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk