



Ploughcroft Lane, Boothtown

£240,000

- * SEMI DETACHED COTTAGE * THREE BEDROOMS * MODERN KITCHEN & BATHROOM *
- * SEMI-RURAL LOCATION * STONE BUILT * GOOD SIZED GARDENS * CONTEMPORARY DECOR *
- * PARKING * REAR VIEWS *

A unique opportunity has arisen to purchase this stunning three bedroom semi detached cottage.

Occupying a semi-rural location on the outskirts of Halifax/Bradford.

Benefits from both gas central heating and upvc double glazing.

The 'ready to move into' accommodation briefly comprises entrance hall, lounge, dining kitchen, cloakroom/wc, downstairs bedroom/second reception room, two further bedrooms to the first floor and a lovely modern house bathroom.

To the outside there are good sized gardens and parking.

Viewing is highly recommended.





Entrance

With tiled floor.

Lounge

16'8" x 12' (5.08m x 3.66m)

With electric log effect burner set in chimney breast, oak floor, radiator.

Dining Kitchen

14'3" x 12'8" (4.34m x 3.86m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, range style cooker, plumbing for auto washer, part tiled walls and radiator.

Bedroom One / Dining Room

13'3" x 10'7" (4.04m x 3.23m)

Cloakroom/WC

With low suite wc, radiator.

First Floor Landing

Bedroom Two

12'10" x 10'9" (3.91m x 3.28m)

With veluz skylight and radiator.

Bedroom Three

14'11" x 8'10" extending to 12'3" (4.55m x 2.69m extending to 3.73m)

With radiator.

Bathroom

Modern three piece suite, part tiled walls and heated towel rail.

Exterior

To the outside there are good sized gardens and parking.

Personal Interest

The vendor of this property is a relation of a member of Sugden's staff.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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