Sugdens
Sales & Lettings

Cambridge Street,

£140,000

* END TERRACE * THREE BEDROOMS * OVER THREE FLOORS * CONSERVATORY *
* SOME MODERNISATION REQUIRED * GARDEN * DRIVE * GARAGE * MUST VIEW!!! *
This three bedroom end terrace property offers deceptively spacious accommodation over three floors.
Ideally located to benefit from far reaching valley views and double glazing.
The property requires some modernisation throughout and would make an ideal purchase for a number of buyers.
Briefly comprising conservatory, kitchen, lounge, first floor bedroom and house bathroom. There are two further second floor bedrooms.
To the outside there is a garden to the front with lawn and patio, together with a driveway leading to an attached garage.

Conservatory
15'1" x 7'4" (4.60m x 2.24m)
With upvc door leading to the lounge.

Lounge
15'5" x 10'1" (4.70m x 3.07m)
Having a living flame gas fire in fireplace surround, double glazed window.

Kitchen
15'2" x 9'9" max (4.62m x 2.97m max)
With wall and base units incorporating sink unit, plumbing for auto washer, double glazed window.

First Floor

Bedroom One
15'3" x 9'3" (4.65m x 2.82m)
With built in wardrobe and double glazed window.

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

Second Floor

Attic Bedroom Two
12'6" x 10'2" (3.81m x 3.10m)
With double glazed window.

Attic Bedroom Three
15'8" x 8'7" (4.78m x 2.62m)
With double glazed window.

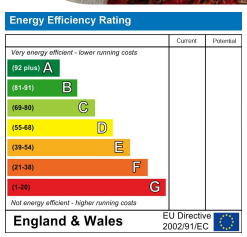
Exterior
To the outside there is a lawned garden, driveway and garage.

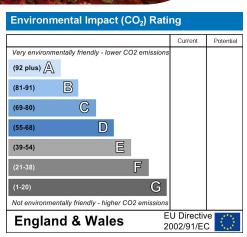
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 and Cambridge Street will be seen where the property is displayed via our For Sale board.

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.





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

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service