Sugdens
Sales & Lettings

Sandhill Close, Rhodesway,

£82,500

* MODERN APARTMENT * SECOND FLOOR * TWO BEDROOMS * READY TO MOVE INTO *
* SOUGHT AFTER LOCATION * TWO BATH/SHOWER ROOMS * ALLOCATED PARKING *

We are pleased to offer for sale this modern second floor two bedroom apartment in a sought after, convenient location.
The property would appeal to a number of buyers and offers 'ready to move into' accommodation and benefits from gas central heating, upvc double glazing and en-suite shower room.
Briefly comprising entrance hall, lounge with French doors to Juliette balcony, two good sized bedrooms - master bedroom having an en-suite shower room, together with main bathroom.
To the outside there is allocated parking and communal gardens.

Entrance

Hall
With radiator.

Lounge
16'1" x 9'5" (4.90m x 2.87m)
With radiator, French doors to Juliet balcony.

Kitchen
8' x 6'8" (2.44m x 2.03m)
With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oven, hob, extractor hood, radiator and double glazed window.

Bedroom One
11' x 10'6" (3.35m x 3.20m)
With radiator and double glazed window. En-Suite Shower Room

En Suite Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and extractor fan.

Bedroom Two
8'11" x 6'7" (2.72m x 2.01m)
With double glazed window and radiator.

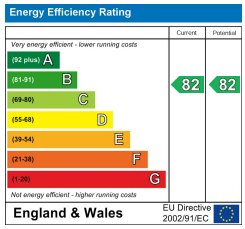
Bathroom
White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

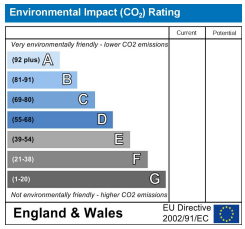
Exterior
To the outside there are communal gardens and allocated parking.

Directions
From our office on Queensbury High Street head towards Russell St, turn right onto Chapel St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd, turn left onto Rhodesway, go through the roundabout, turn right onto Abbeydale Dr, turn left onto Sandhill Close, turn right to stay on Sandhill Close.

TENURE
LEASEHOLD. 990 years remaining on lease.

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.

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

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