



Sunny Bank Road, Bankfoot,

£125,000

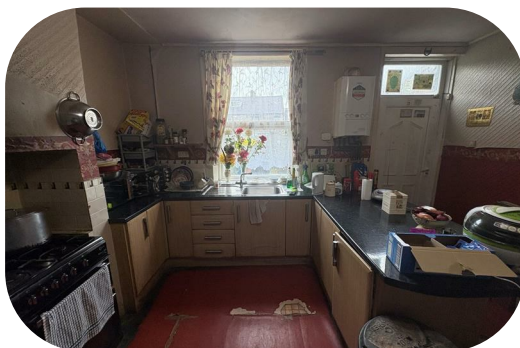
*** END TERRACE * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * CUL-DE-SAC *
* MODERNISATION REQUIRED * REAR YARD * GOOD TRANSPORT LINKS ***

Situated in a cul-de-sac location, is this three bedroom stone built end terrace.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, first floor landing, two first floor bedrooms - main bedroom having an en-suite shower room, plus house bathroom and a third attic bedroom to the second floor.

To the outside there is a small garden frontage and a yard to the rear.



Entrance Vestibule

Lounge

14'3" x 12'9" (4.34m x 3.89m)

With a gas fire in fireplace surround, laminated wood floor and radiator.

Kitchen

14'7" x 14'2" (4.45m x 4.32m)

With wall and base units incorporating stainless steel sink unit, gas cooker point.

Cellar

First Floor Landing

Bedroom One

13'6" x 14'5" (4.11m x 4.39m)

En Suite Shower Room

Three piece suite.

Bedroom Two

8'7" x 11'4" (2.62m x 3.45m)

With store cupboard and radiator.

Bathroom

Three piece suite.

Second Floor

Attic Bedroom Three

14'4" x 22' (4.37m x 6.71m)

With velux window.

Exterior

To the outside there is a small garden frontage and a yard to the rear.

Directions

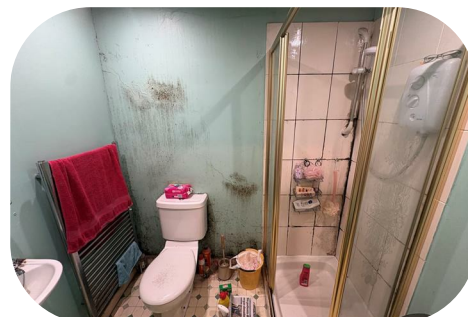
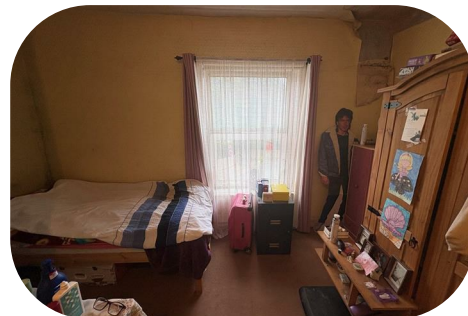
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, turn left onto Beacon Rd, at the roundabout take the 2nd exit onto High St, at Odsal Top take the 2nd exit onto Rooley Ave, at Staithgate roundabout take the 1st exit onto Rooley Ln, turn left onto Rooley Ln, turn left onto Sunny Bank Ave, turn right onto Sunny Bank Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

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.

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 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

