



Fenwick Drive, Woodside,

£184,950

*** SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES ***

*** GARDEN * DRIVEWAY * SUMMER HOUSE * WORKSHOP ***

This three bedroom semi detached property would make an ideal purchase for a number of buyers. Situated on the outskirts of Woodside yet within easy reach of amenities, shops and local schools.

The property benefits from gas central heating, double glazing, garden and a driveway.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear, driveway, summerhouse and a workshop to the rear.



Entrance Hall

With radiator.

Lounge

14'7" x 11'7" (4.45m x 3.53m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

10'2" x 21'4" (3.10m x 6.50m)

With fitted wall and base units incorporating sink unit, range style cooker, plumbing for auto washer, radiator, double glazed window, upvc door to rear.

First Floor

With radiator and double glazed window.

Bedroom One

11'1" x 12'6" (3.38m x 3.81m)

With radiator and double glazed window.

Bedroom Two

11'1" x 10'2" (3.38m x 3.10m)

With radiator and double glazed window.

Bedroom Three

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

With radiator and double glazed window.

Bathroom

Four piece suite comprising shower cubicle, low suite wc, pedestal wash basin, panelled bath, radiator, double glazed window.

Exterior

To the outside there are gardens front and rear, driveway, workshop and summer house.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighouse Rd/A644, continue to follow A644, at the roundabout, take the 1st exit onto Halifax Rd/A6036, continue to follow A6036, turn right onto Fenwick Dr, left onto Alderholt Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		84	(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		

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