Sugdens
Sales & Lettings



Damon Avenue, Ravenscliffe,

£155,000

* SEMI DETACHED * THREE BEDROOMS * CORNER PLOT *
* MODERN FITTED KITCHEN * GARDENS * PARKING * GREAT STARTER HOME *
A fantastic opportunity for the first time buyer to purchase this delightful three bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and alarms system.
The accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted dining kitchen,
three first floor bedrooms and a house bathroom with white suite.
To the outside there is driveway parking and an enclosed rear and side garden.







Entrance Hall

Cloakroom/WC
With low suite wc, wash basin and radiator.

Lounge
15'6" x 14'8" (4.72m x 4.47m)
With radiator, store cupboard, upvc French doors to rear garden.

Dining Kitchen
11'6" x 13'6" (3.51m x 4.11m)
Modern fitted dining kitchen having a range of modern wall and base units incorporating stainless steel sink unit, electric oven and hob, breakfast bar, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

First Floor Landing
With radiator.

Bedroom One
9'6" x 14'7" (2.90m x 4.45m)
With radiator.

Bedroom Two
8'4" x 9'7" (2.54m x 2.92m)
With radiator.

Bedroom Three
6'7" x 6'1" (2.01m x 1.85m)
With radiator.

Bathroom
Three piece white suite, part tiled walls and radiator.

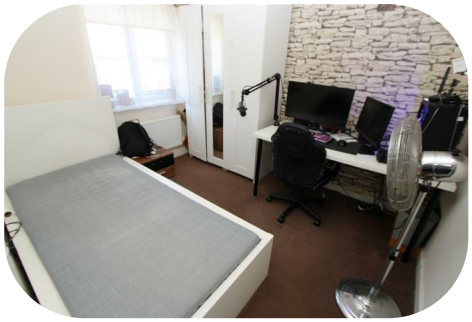
Exterior
To the outside there is off-road parking to the front for two cars, together with gardens to both side and rear.

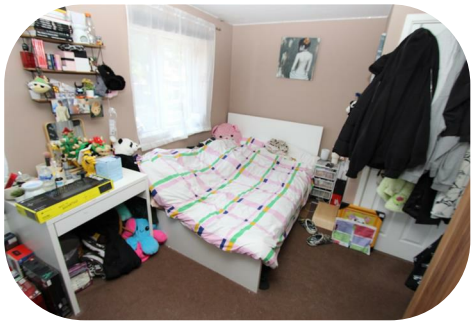
Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, left onto Rowantree Dr, turn left to stay on Rowantree Dr, left onto Faltis Sq, continue straight onto Faltis, left onto Bank, right onto Harrogate Rd, left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Ave, at the roundabout turn left onto Damon Ave and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / Bradford



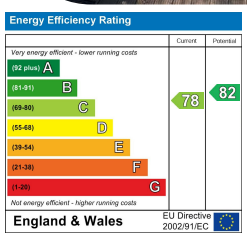


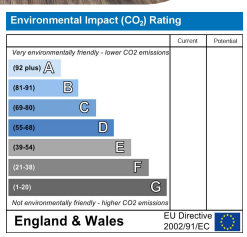






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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