Sugdens
Sales & Lettings



New Line, Greengates,

£170,000

* SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * MODERN BATHROOM *
* CONSERVATORY * LANDSCAPED GARDEN * CLOSE TO AMENITIES/TRAIN STATION *
Occupying a popular location on the Leeds/Bradford border, is this delightful three bedroom semi detached house.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, fitted dining kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.
To the outside there are gardens to both and rear.







Entrance Hall

Lounge
13'9" x 12'8" (4.19m x 3.86m)
With a coal effect gas fire in feature fireplace surround.



Dining Kitchen
16'1" x 9'6" (4.90m x 2.90m)
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, fridge freezer, auto washer, dishwasher.

Conservatory
10'6" x 10'5" (3.20m x 3.18m)



First Floor Landing

Bedroom One
10'9" x 9'2" (3.28m x 2.79m)
With radiator.

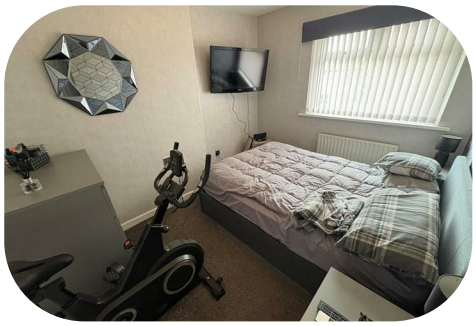
Bedroom Two
12'9" x 8'8" (3.89m x 2.64m)
With fitted wardrobes and radiator.



Bedroom Three
10'2" narrowing to 7'6" x 7' (3.10m narrowing to 2.29m x 2.13m)
With radiator.

Bathroom
Modern white three piece suite, tiled walls and heated towel rail.

Exterior
To the outside there are is a garden to the front, enclosed landscaped garden to the rear with pond.



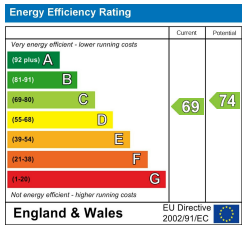
Directions
From our office in Idle village take the right onto New Street, continue onto Apperley Road, right onto Leeds Road and continue onto New Line where the property will be seen displayed via our For Sale board on the right hand side.

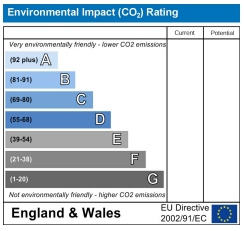
TENURE
FREEHOLD

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

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