Sugdens
Sales & Lettings



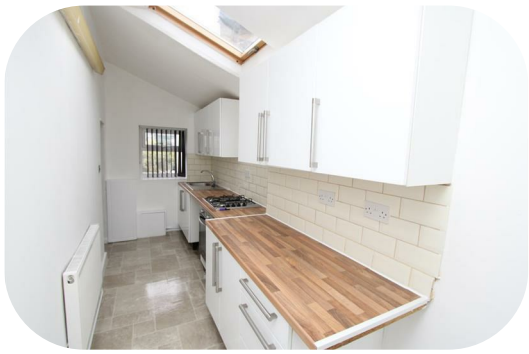
Rossefield Road, Heaton,

£125,000

* STONE COTTAGE * TWO BEDROOMS * NO ONWARD CHAIN * HEART OF HEATON *
* DECORATED/CARPETED * MODERN KITCHEN * GREAT STARTER HOME *
If you're looking for an investment property or your first home - this could be the house for you!!
Available with no onward chain, is this delightful two bedroom cottage.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, modern fitted kitchen, two first floor bedrooms and a house bathroom with white suite.
To the outside there is an enclosed garden to the front.







Entrance Hall
With radiator.

Lounge
16'1" x 12'1" (4.90m x 3.68m)
Having a pebble effect gas fire in feature fireplace surround, radiator.

Kitchen
16'9" x 5'3" (5.11m x 1.60m)
Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

First Floor Landing

Bedroom One
12'3" x 9'2" (3.73m x 2.79m)
With radiator.

Bedroom Two
12'3" x 6'3" (3.73m x 1.91m)
With radiator.

Bathroom
Three piece white suite, part tiled walls and heated towel rail.

Directions
From our office in Idle village proceed straight up The High St, continue straight onto Westfield Ln, turn right onto Wrose Rd, continue onto Gaisby Ln, turn right to stay on Gaisby Ln, right onto Canal Rd, take the slight left onto Frizinghall Rd, turn left to stay on Frizinghall Rd, turn right onto Keighley Rd, turn left onto Emm Ln, continue onto Highgate, right onto Quarry St, right onto Rossefield Rd.

TENURE
FREEHOLD

Council Tax Band
B / Bradford



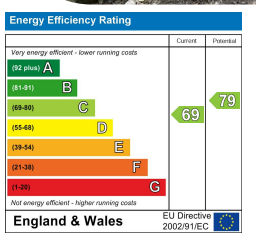


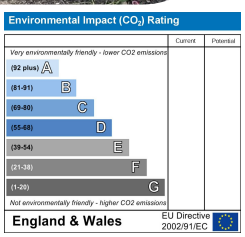






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease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





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