



Leeds Road, Windhill

£240,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CORNER PLOT *
* CONSERVATORY * GARDENS TO THREE SIDES * PARKING * POTENTIAL TO EXTEND (STPP) *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house. Occupying a spacious corner plot position with the potential to extend (subject to relevant planning permissions). The 'ready to move into' accommodation briefly comprises entrance porch, hall, lounge, dining/sitting room, fitted kitchen with integrated appliances, conservatory, three first floor bedrooms and a four piece house bathroom.

To the outside there are good sized gardens and parking.





Entrance Porch

Entrance Hall

With radiator.

Lounge

14'4" x 13'2" (4.37m x 4.01m)

Having a solid fuel burner set in chimney breast, laminated wood floor.

Kitchen

7'9" x 7'9" (2.36m x 2.36m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge, freezer, oven, hob, microwave, tiled walls.

Dining/Sitting Room

11'4" x 11'2" (3.45m x 3.40m)

Having a coal effect gas fire in feature fireplace, radiator, upvc French door to conservatory.

Conservatory

16'4" x 9'4" (4.98m x 2.84m)

With laminated wood floor, two radiators and access to rear garden.

First Floor Landing

Bedroom One

12'1" x 11'8" (3.68m x 3.56m)

With radiator.

Bedroom Two

11'4" x 11'4" (3.45m x 3.45m)

With radiator.

Bedroom Three

7'7" x 7'4" (2.31m x 2.24m)

With radiator.

Bathroom

With four piece suite.





Loft

Accessed via a pull down ladder.

Exterior

To the outside there are good sized gardens to three sides with patio and storage.

Directions

From our office in Idle village proceed straight up The High Street, turn right onto Town Lane, left onto Leeds Road and the property will be seen after approx. 1 mile displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Leeds Road, BD18

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft

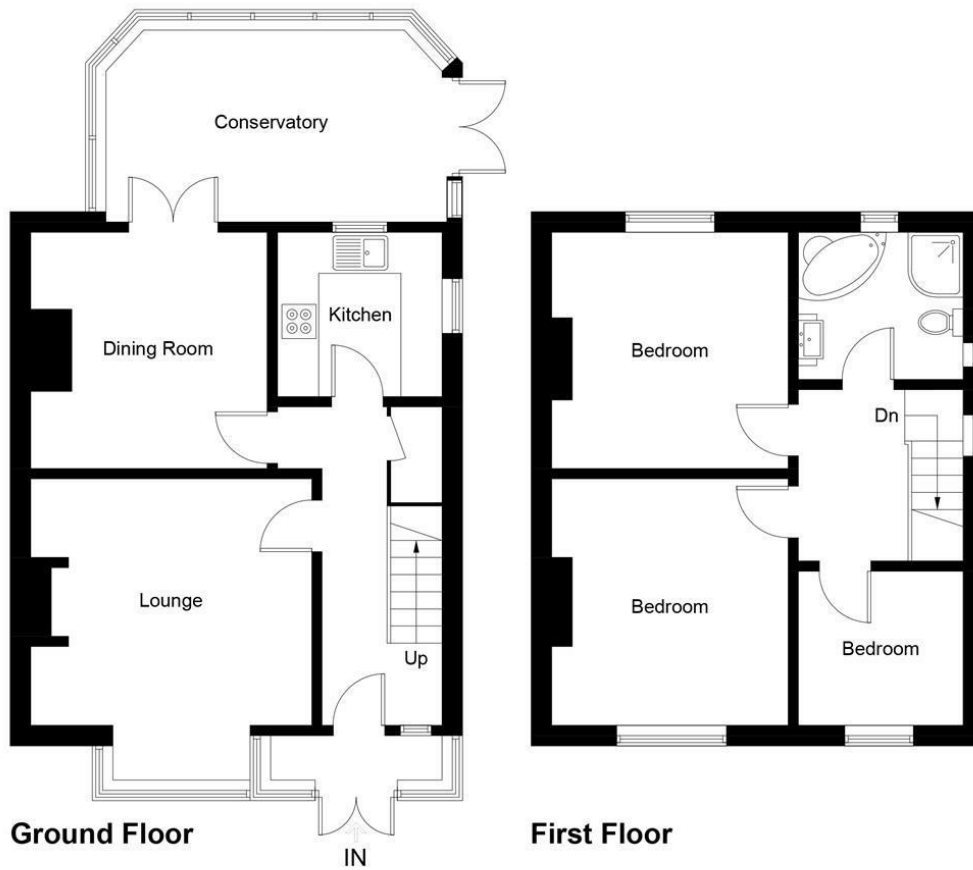
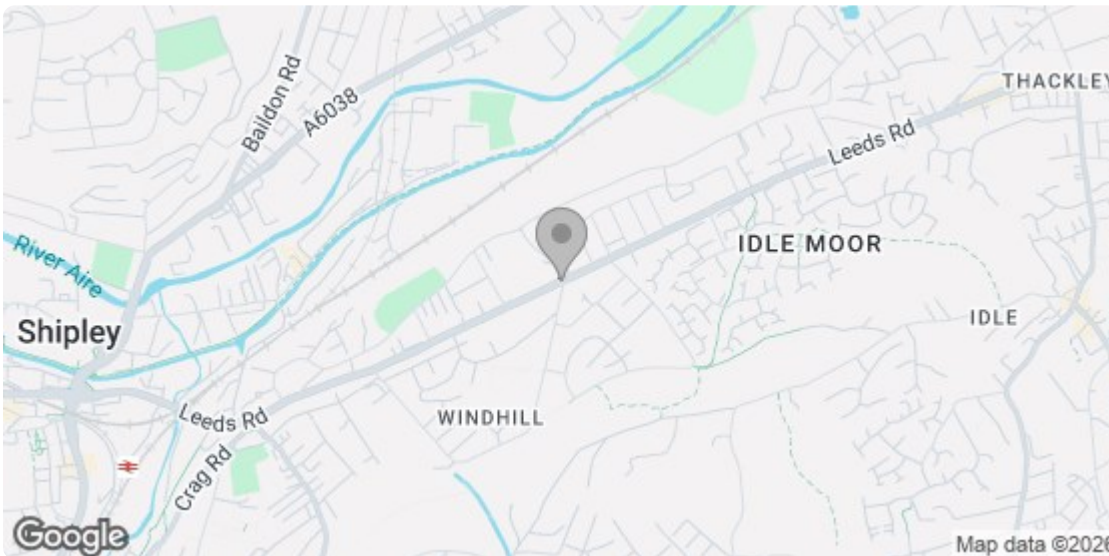


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288193)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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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