



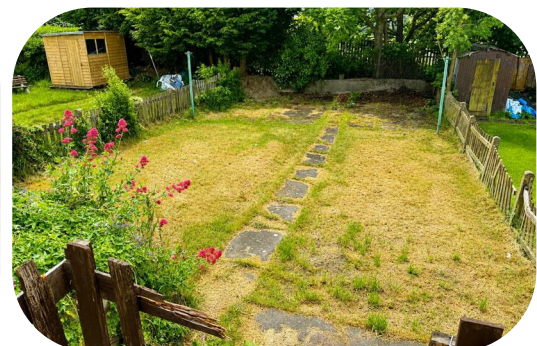
**Swain House Road, Swain House,**

**£145,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* NO CHAIN \*\*  
\*\* IDEAL FOR FIRST TIME BUYER \*\* GOOD SIZED GARDENS \*\***

Available with vacant possession is this three bedroom semi detached house. Benefits both gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen. Three first floor bedrooms and a house bathroom.

Outside there are gardens to front and rear.



## Reception Hall

## Lounge

13'0" x 13'6" (3.96m" x 4.11m")

Radiator.

## Kitchen

12'3" x 7'7" (3.73m" x 2.31m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob and part tiled.

## Storage Cupboard / Utility

## First Floor Landing

## Bedroom One

9'9" x 7'2" (2.97m" x 2.18m")

Radiator.

## Bedroom Two

9'4" x 11'0" (2.84m" x 3.35m")

Radiator.

## Bedroom Three

6'5" x 10'7" (1.96m" x 3.23m")

Radiator.

## Bathroom

Four piece suite comprising panel bath, shower cubicle, pedestal wash basin, low flush wc and radiator.

## Exterior

Good sized gardens front and rear.

## 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		84	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(15-38) <b>F</b>			(15-38) <b>F</b>		
(1-14) <b>G</b>			(1-14) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)