



**Brunswick Road, Greengates,**

**£149,950**

\* THROUGH TERRACE \* TWO BEDROOMS \* NO CHAIN \* PARKING \*  
\* GREAT STARTER HOME \* GARDENS \* ADJACENT TO PARK LAND \*

Available with no onward chain, is this delightful two bedroom stone built through terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, fitted dining kitchen, two first floor bedrooms and house bathroom.

To the outside there are good sized gardens adjoining park land, together with parking to the front.



## Entrance

## Lounge

15'7" x 12'8" (4.75m x 3.86m)

With electric fire set in chimney breast, radiator.



## Kitchen

9'5" x 15'10" (2.87m x 4.83m )

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, radiator.

## First Floor Landing

## Bathroom

Three piece white suite.



## Bedroom One

10'5" x 15'10" (3.18m x 4.83m)

With two radiators.



## Bedroom Two

12'1" x 9'7" (3.68m x 2.92m)

With radiator.



## Exterior

To the outside there is a garden to the rear and a drive to the front.



## Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, right onto Albion Rd, turn left onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, turn right onto Orchard Grove, left onto Skelton Walk, left onto Brunswick Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---|-------------------------|--|-----------|
|   |                         | Current  | Potential |
| Very energy efficient - lower running costs |                         |  |           |
| (92 plus) A                                 |                         |  |           |
| (81-91) B                                   |                         | 88   |           |
| (70-80) C                                   |                         |  |           |
| (55-69) D                                   |                         | 68   |           |
| (39-54) E                                   |                         |  |           |
| (21-38) F                                   |                         |  |           |
| (11-20) G                                   |                         |  |           |
| Not energy efficient - higher running costs |                         |  |           |
|   | EU Directive 2002/91/EC |  |           |
| England & Wales                             |                         | EU Directive 2002/91/EC                        |           |

**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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