



Ashgrove, Greengates

£275,000

* END TERRACE * FIVE BEDROOMS * TWO BATH/SHOWER ROOMS * FULLY RENOVATED *
 * SOUGHT AFTER LOCATION * GARAGE * EXCELLENT TRANSPORT LINKS * NO CHAIN *
 COMPLETELY RENOVATED THROUGHOUT & READY TO MOVE INTO is this 5 BED END OF TERRACE with GARAGE. Close to EXCELLENT AMENITIES AND TRANSPORT LINKS.

Located in a sought after area, nestled between Calverley and Apperley Bridge, this stunning period end terrace boasts five bedrooms, making it ideal for a growing family or those looking for extra space and has been completely renovated to such a high quality standard throughout. The interior of the house is elegantly decorated, showcasing a blend of modern amenities with traditional charm and to the ground floor briefly comprises spacious lounge with cast iron log burning stove, a contemporary dining kitchen with integrated appliances and porch giving access to the rear. To the first floor are three bedrooms and the family bathroom with a three piece suite in white with rain shower facilities. To the second floor are two further bedrooms and a Jack and Jill en suite shower room.

Externally the property benefits from a detached single garage and a low maintenance courtyard providing the ideal space to sit out, relax or entertain. Ashgrove is excellently located for access to the local amenities and transport links including Apperley Bridge train station, a variety of supermarkets such as Sainsburys and Asda, restaurants, coffee shops, schools for all ages, and indeed access to Leeds/Bradford Airport.





Lounge

16'9" x 12'9" (5.11m x 3.89m)

With inset fireplace, picture rail and radiator.



Kitchen / Dining Room

16'9" x 13'9" (4.88m/2.74m x 4.19m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, central island with breakfast bar and induction hob, integrated oven and microwave, feature radiator, open feature fireplace, tiled splashback.

First Floor

Bedroom One

10'6" x 13'2" (3.20m x 4.01m)

With radiator.

Bedroom Two

11'8" x 10'2" (3.56m x 3.10m)

With radiator.

Bedroom Three

5'11" x 13'2" (1.80m x 4.01m)

With radiator.

Bathroom

Modern white suite comprising panelled bath with shower and screen over, vanity sink unit, low suite wc, radiator.

Second Floor

Bedroom Four

16'3" x 8'2" (4.95m x 2.49m)

Jack 'n' Jill Shower Room

With walk-in shower, low suite wc and vanity sink unit.

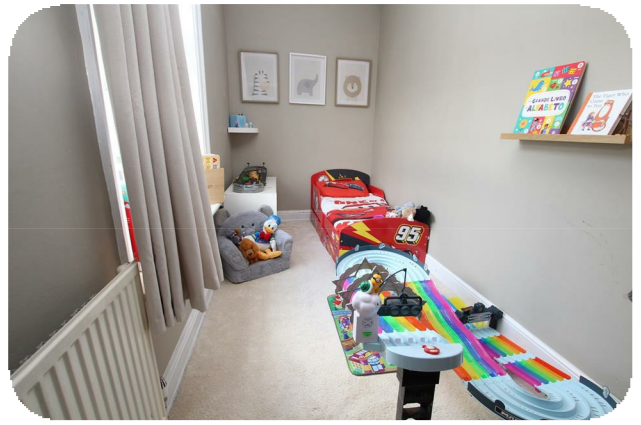
Bedroom Five

16'3" x 5'1" (4.95m x 1.55m)

Exterior

To the outside there is a low maintenance courtyard together with a detached single garage.





Directions

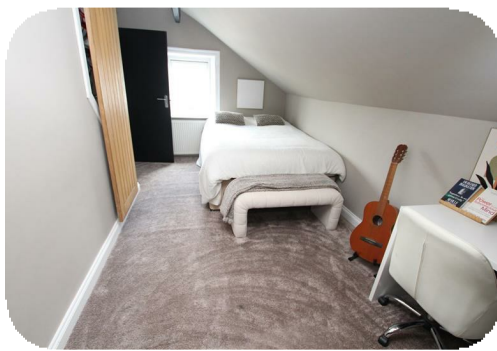
From our office in Idle village take the 3rd exit onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, continue to follow A657 for 0.6 miles, turn left onto Elder St, right onto Ashgrove and the property will be seen displayed via our For Sale board.

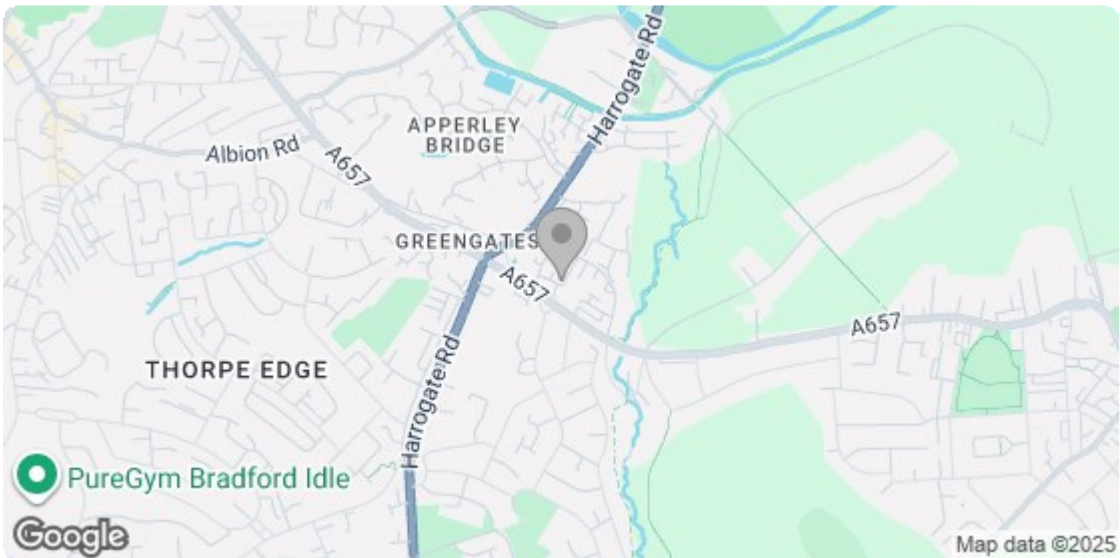
TENURE

FREEHOLD

Council Tax Band

B / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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