



Rowantree Drive, Thorpe Edge,

£149,950

**** SEMI DETACHED ** THREE BEDROOMS ** CORNER PLOT ** FAMILY SIZED **
** CLOSE TO FIVE LANE ENDS ** GARDENS, PARKING & GARAGE ****

Fantastic opportunity for either growing family or first time buyer to purchased this delightful three bedroom semi detached house. Benefits gas central heating, upvc double glazing and alarm system. The accommodation briefly comprises reception hall, lounge, fitted dining kitchen, three first floor bedroom and a house bathroom. Outside are gardens to three sides, driveway providing off road parking and detached garage.



Side Porch

Reception Hall

Radiator and storage cupboard.

Lounge

11'2" x 12'9" (3.40m" x 3.89m")
Laminate wood floor and radiator.

Dining Kitchen

19'0" x 11'9" max (5.79m" x 3.58m" max)
Pear wood effect fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas stove and radiator.

First Floor Landing

Bedroom One

10'6" x 11'6" (3.20m" x 3.51m")
Radiator.

Bedroom Two

10'6" 9'10" (3.20m" 3.00m")
Fitted wardrobes and radiator.

Bedroom Three

8'4" x 8'3" (2.54m" x 2.51m")
Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled wall and heated towel rail.

Exterior

Good sized gardens to three sides with driveway, parking and garage.

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 ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
[G2 plus] A			[G2 plus] A		
[B1-B11] B			[B1-B11] B		
[C1-C11] C			[C1-C11] C		
[D1-D11] D			[D1-D11] D		
[E1-E11] E			[E1-E11] E		
[F1-F11] F			[F1-F11] F		
[G1-G11] G			[G1-G11] G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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