



Ashgrove, Greengates,
£195,000

- * THROUGH TERRACE * THREE BEDROOMS * STONE BUILT * OVER THREE FLOORS *
- * NO CHAIN * MODERN KITCHEN & BATHROOM * ENCLOSED GARDEN *
- * SOUGHT AFTER LOCATION * CLOSE TO SHOPS & TRAIN STATION *

Available with no onward chain, is this delightful three bedroom stone built through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, cloakroom/wc, two first floor bedrooms and modern house bathroom, together with third bedroom to the second floor.

To the outside there is a small garden to the front and an enclosed yard to the rear.



Entrance

Cloakroom/WC

With low suite wc.

Lounge

12'4" x 12'1" (3.76m x 3.68m)

With laminated wood floor, radiator.

Dining Kitchen

14'2" x 12'1" (4.32m x 3.68m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, radiator.

First Floor Landing

Bedroom One

12'4" x 12'2" (3.76m x 3.71m)

With built in wardrobes and radiator.

Bedroom Two

6'10" x 11'6" (2.08m x 3.51m)

With built in wardrobes, radiator.

Bathroom

Modern white three piece suite, part tiled walls and heated towel rail.

Second Floor

Attic Bedroom Three

23'1" x 12'3" overall measurement (7.04m x 3.73m overall measurement)

With velux skylight.

Exterior

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

Directions

From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Leeds Rd, continue straight ahead at The Greengates traffic lights, 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



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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk