



Peterborough Terrace, Undercliffe,

£130,000

* STONE TERRACE * THREE BEDROOMS * MODERN LIGHT OAK EFFECT KITCHEN *
* NO CHAIN * CLOSE TO WELLINGTON PRIMARY SCHOOL * WOOD DECKED PATIO GARDEN *
A fantastic opportunity for either a first time buyer or investor, is this three bedroom stone built through terrace.

Available with no onward chain and benefits from gas central heating, upvc double glazing and alarm system. The accommodation is set over three floors and briefly comprises entrance, lounge, kitchen, two first floor bedrooms, house bathroom with white suite, together with a further attic bedroom to the second floor. To the outside there is a small front garden and a wood decked patio to the rear.



Entrance

Lounge

13'7" x 13'5" (4.14m x 4.09m)

With stainless steel electric fire in feature fireplace surround, radiator.

Kitchen

10'5" x 9'9" (3.18m x 2.97m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

First Floor Landing

With radiator and store cupboard.

Bedroom One

12'8" x 9' (3.86m x 2.74m)

With radiator.

Bedroom Two

10'8" x 8'1" (3.25m x 2.46m)

With radiator.

Bathroom

White three piece suite, tiled walls and radiator.

Second Floor

Attic Bedroom Three

14' x 13'5" (4.27m x 4.09m)

With velux skylight and two radiators.

Exterior

To the outside there is an enclosed wood decked patio garden to the rear.

Directions

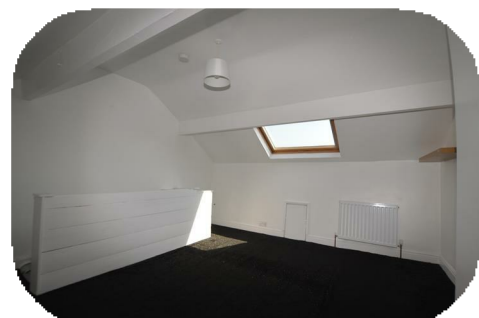
From our office in Idle village take the left at the roundabout into Idlecroft Rd, at the end take the right into Bradford Rd, and proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the second exit onto Idle Rd, at Bolton Junction traffic lights continue straight ahead continuing onto Idle Road, turn left onto Wellington Road, turn left and Peterborough Terrace will shortly be seen where the property will be displayed via our For Sale board.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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