Sugdens
Sales & Lettings

Westminster Place, Off Otley Road,

£123,000

* THROUGH TERRACE * THREE BEDROOMS * STONE BUILT * NO CHAIN * IDEAL STARTER HOME *
If you're looking for your first home or an investment property then this could be the house for you!!
This three bedroom through terrace is available with vacant possession and benefits from both gas central heating and upvc double glazing.
Briefly comprises entrance, lounge, fitted kitchen and basement cellar. Two first floor bedrooms and house bathroom. On the second floor is an overall attic bedroom.
To the outside there are gardens to front and rear.

Entrance

Rear Porch

Lounge
13'10" x 14'4" (4.22m" x 4.37m")
Radiator.

Kitchen
8'8" x 10'8" (2.64m" x 3.25m")
White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, part tiled and radiator.

Cellar

First Floor Landing

Bedroom One
10'6" x 8'5" (3.20m" x 2.57m")
Radiator.

Bedroom Two
8'5" max x 12'4" (2.57m" max x 3.76m")
Radiator.

Bathroom
White three piece suite.

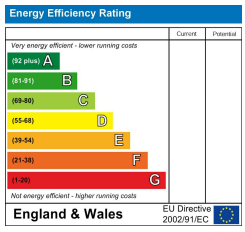
Bedroom Three
12'8" x 17'5" (3.86m" x 5.31m")
Radiator.

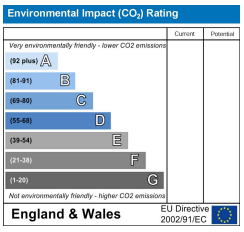
Exterior
To the outside there is a small front and rear garden.

Council Tax Band
A

Tenure
FREEHOLD.

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.





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

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