Sugdens
Sales & Lettings

Ash Mews, Greengates

£289,950

* MODERN DETACHED * THREE BEDROOMS * EXCLUSIVE CUL-DE-SAC *
* CONSERVATORY * MODERN BATHROOM * GARDENS * DRIVE * GARAGE *
* SHORT DISTANCE TO APPERLEY BRIDGE TRAIN STATION * CANAL/RIVER WALKS CLOSE BY *

Proving 'ready to move into' accommodation, is this delightful three bedroom detached house.
Benefits from gas central heating (boiler installed Feb 2026), upvc double glazing and alarm system.
The property occupies a corner plot on a small cul-de-sac setting and briefly comprises entrance hall, lounge, oak effect dining kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.
To the outside there are gardens with decked patio, driveway parking and a detached garage.

Entrance Hall
With radiator and store cupboard.

Lounge
17'7" x 10'8" (5.36m x 3.25m)
With radiator and upvc patio doors to conservatory.

Conservatory
10'3" x 7'1" (3.12m x 2.16m)
With laminated wood floor, radiator.

Dining Kitchen
12'5" x 11'4" (3.78m x 3.45m)
Oak fitted wall and base units incorporating stainless steel sink unit, integrated fridge & freezer, tiled floor and radiator.

First Floor

Bedroom One
12'4" x 11'5" (3.76m x 3.48m)
With radiator.

Bedroom Two
11'3" x 10'10" (3.43m x 3.30m)
With radiator.

Bedroom Three
7'8" x 6'10" (2.34m x 2.08m)
With radiator.

Bathroom
Three piece modern white suite, heated towel rail, tiled walls.

Loft
Part boarded. Accessed via a pull down ladder.

Exterior
To the outside there is driveway parking leading to a detached garage with power and light, together with a lawned and decked garden to the rear.

Directions

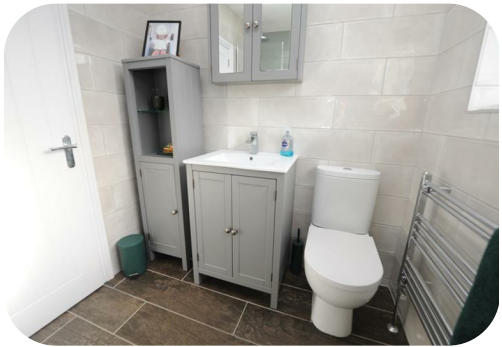
From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Leeds Rd, turn left onto Elder St, right onto Ashgrove, left onto Ash Mews and the property will be seen displayed via our For Sale board.

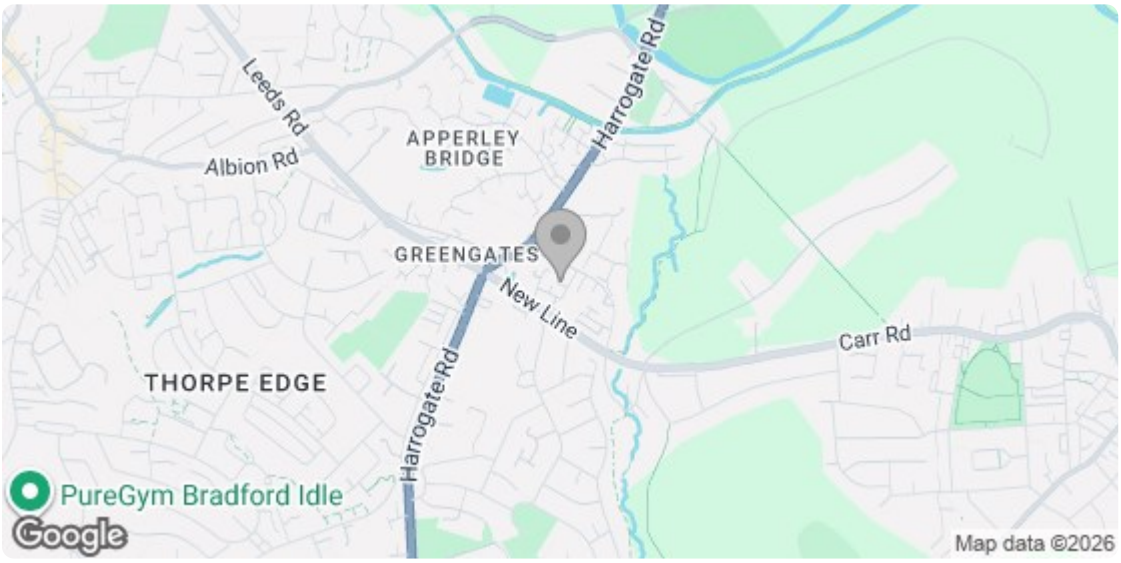
TENURE

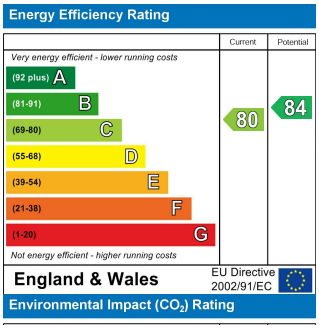
FREEHOLD

Council Tax Band

C / 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.

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The Property Ombudsman
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