



West Royd Drive,

£99,950

***SEMI DETACHED* *THREE BEDROOMS* *NO CHAIN* *FAMILY SIZED*
GARDENS *LOFT CONVERSION*
*REQUIRES SOME MODERNISATION***

Available with vacant possession is this family sized three bedroom semi-detached house. Benefits both Gas Central Heating, UPVC double glazing and briefly comprises:

Entrance, Cloakroom, Lounge and a white fitted Kitchen. Three Bedrooms, House Bathroom plus loft conversion.

Outside are front and rear gardens.



Entrance Hall

Cloakroom

Low flush W/C with wash hand basin.

Lounge

15 x 12'9 (4.57m x 3.89m)

Gas central heating radiator.

Kitchen

15 x 7'9 (4.57m x 2.36m)

White fitted kitchen with wall and base units, Stainless Steel sink and drainer, Stainless Steel oven and hob. Partially tiled, central heating boiler, central heating radiator and door leading to garden.

First Floor

Landing

Bedroom One

12'10 x 11'7 (3.91m x 3.53m)

Central heating radiator.

Bedroom Two

9'9 x 9'8 (2.97m x 2.95m)

Central heating radiator.

Bedroom Three

8'1 x 7'4 (2.46m x 2.24m)

Central heating radiator and staircase leading to the loft space.

Attic Space

13'10 x 12'2 (4.22m x 3.71m)

Skylight and central heating radiator.

Outside

Gardens to front and rear.

Tenure

FREEHOLD

Council Tax Band

A

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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			(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		

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