Sugdens
Sales & Lettings



# Tennyson Place, Barkerend,

## £189,950

* STONE TERRACE * FOUR BEDROOMS * ADJOINS PARK LAND * WET ROOM *
* CLOSE TO CITY CENTRE * FAMILY SIZED *

Having accommodation over four floors, is this substantial four bedroom terrace house.
Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining kitchen, basement cellar/kitchen, two first floor bedrooms and a wet room, together with two further attic bedrooms to the second floor.
To the outside there is a small front garden and a rear yard.





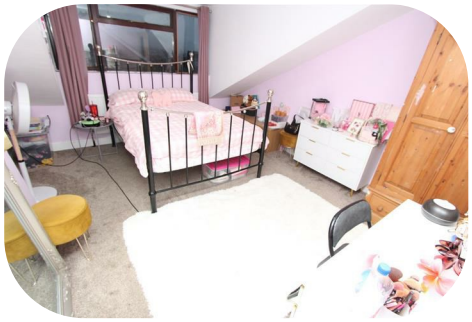


## Reception Hall
With radiator.



## Lounge
17' x 9'2" (5.18m x 2.79m)
With radiator.

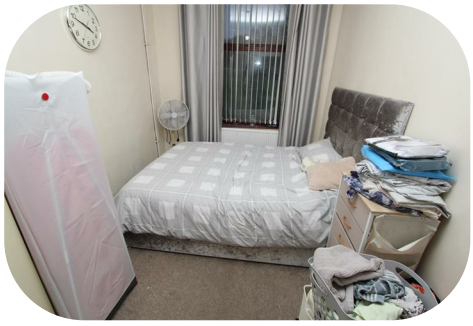
## Dining Kitchen
24'3" x 12'4" (7.39m x 3.76m)
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, coal effect gas fire in feature fireplace, radiator.



## Cellar/Kitchen
12'6" x 17' (3.81m x 5.18m)
With white wall and base units incorporating stainless steel sink unit, five ring cooking range, plumbing for auto washer, radiator.

## First Floor Landing

## Bedroom One
14'7" x 12'3" (4.45m x 3.73m)
With radiator and built in cupboard.



## Bedroom Two
13'6" x 8'1" (4.11m x 2.46m)
With radiator.

## Wet Room
With shower, low suite wc, vanity sink unit, tiled walls and floor, heated towel rail.

## Second Floor Landing

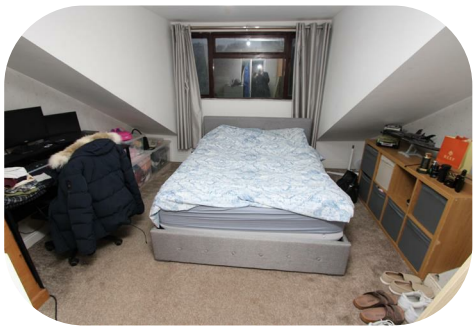


## Bedroom Three
12'5" x 13'2" (3.78m x 4.01m)
With radiator.

## Bedroom Four
11'3" x 13'4" (3.43m x 4.06m)
With radiator.

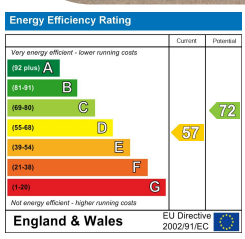
## Exterior
To the outside there is a small garden to the front and a rear yard.

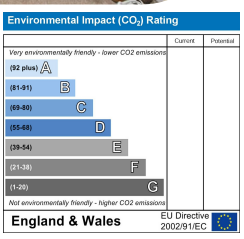
## Directions
From our office in Idle village take the left onto Idlecroft Road, straight ahead at the roundabout, upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, right onto Otley Rd, after 1.1 miles at the roundabout take the 1st exit onto Barkerend Rd, left onto Byron St, right onto Tennyson Pl.



## TENURE
FREEHOLD

## Council Tax Band
A / 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.

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

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service