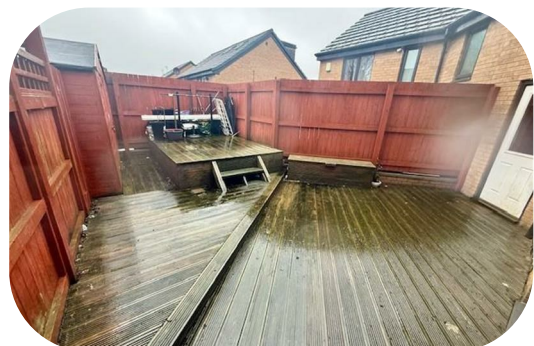




**Roundwood Avenue,
£140,000**

**** SEMI DETACHED ** THREE BEDROOMS ** NO CHAIN ** CLOAKROOM **
** GARDENS & PARKING ** GREAT STARTER HOME ** VACANT ****

Available with vacant possession and no onward chain is this three bedroom semi detached house. Benefits gas central heating (not tested), upvc double glazing and briefly comprises reception hall, lounge, dining - kitchen and cloakroom. Three first floor bedrooms and a house bathroom. Outside are gardens and parking.



Entrance Hall

Cloakroom

Low flush wc and wash basin.

Lounge

15'9" x 10'6" (4.80m" x 3.20m")
Laminate wood floor and upvc door leading to rear garden.

Kitchen

16'5" x 9'2" (5.00m" x 2.79m")
Fitted wall and base units incorporating stainless steel sink unit and storage cupboard.

First Floor Landing

First Floor Landing

Bathroom

Three piece suite.

Bedroom One

12'6" x 10'10" (3.81m" x 3.30m")

Bedroom Two

Bedroom Three

7'7" x 6'7" (2.31m" x 2.01m")

Exterior

Gardens and parking.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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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