

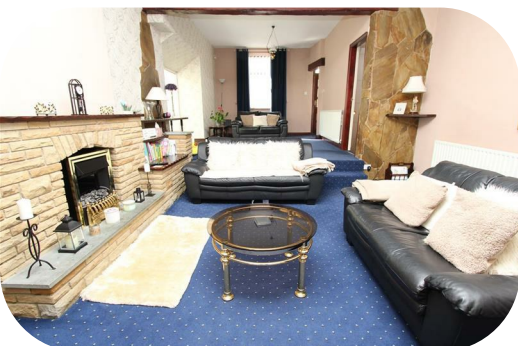


**Carrbottom Road, Greengates,**

**£325,000**

\*\*\* 0.5 ACRE \*\*\* 0.5 ACRE \*\*\* 0.5 ACRE \*\*\*  
 \*\* LARGE END TERRACE \*\* HALF AN ACRE OF LAND \*\* ACCOMODATION OVER THREE FLOORS \*\*  
 \*\* POTENTIAL TO EXTEND, RENOVATE, CONVERT OR EVEN POTENTIALLY BUILD (SSTP) \*\*  
 \*\* WRAP AROUND BALCONY/CONSERVATORY \*\* DELAPODATED OUTBUILDINGS \*\*  
 \*\* SURROUNDED BY WOODLANDS \*\* VIEWING HIGHLY RECOMMENDED \*\*

Situated on the Greengates/Calverley boarder and offering fantastic family sized accommodation is this substantial end terrace. Benefits both gas central heating, upvc double glazing and briefly comprises lower floor large fitted kitchen, study, inner hallway, utility and cloakroom. On the ground floor there is a very large living dining room with a wrap around conservatory/balcony to side and rear. Three first floor bedrooms plus a modern white house bathroom. Outside there is approx. 0.5 acre of land garden which slopes down to Calverley Woods.



## Lower Ground

### Kitchen

15'1" x 14'7" (4.60m" x 4.45m")

Fitted kitchen having a range of wall and base units incorporating sink unit, tiled splash back, electric oven, gas hob and radiator.

### Storage Cupboard

### Study

No window.

### Utility Room

7'4" x 6'10" (2.24m" x 2.08m")

Wall units and plumbing for auto washer.

### WC

Lower flush wc and pedestal wash basin.

## Ground Floor

### Lounge

28'7" x 14'7" (8.71m" x 4.45m")

Electric fire, bay window seat, two radiators and access to conservatory/balcony.

### Conservatory

33'1" x 20'8" (10.08m" x 6.30m")

## First Floor Landing

### Bedroom One

14'10" x 8'10" (4.52m" x 2.69m")

Built in wardrobes and radiator.

### Bedroom Two

13'9" x 7'4" (4.19m" x 2.24m")

Built in wardrobes and radiator.

### Bedroom Three

10'9" x 7'3" (3.28m" x 2.21m")

Built in wardrobes and radiator.

### Bathroom

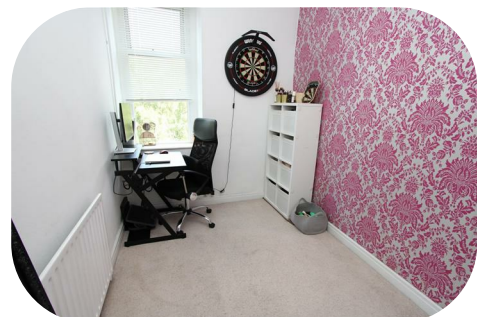
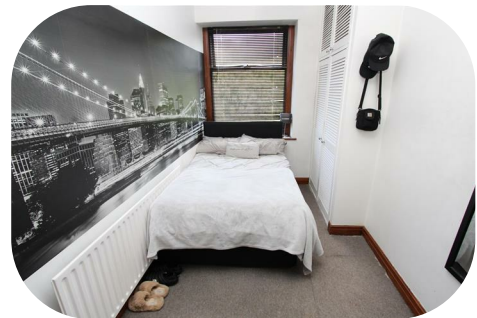
Modern three piece suite comprising L shaped bath with shower over and screen, low flush wc, pedestal wash basin and heated towel rail.

### Council Tax Band

D

### 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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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