



Highfield Crescent, Heaton,

£390,000

* DETACHED BUNGALOW * THREE BEDROOMS * APPROXIMATELY 1/3 ACRE * CUL-DE-SAC *
* TWO RECEPTION ROOMS * POTENTIAL TO EXTEND/DEVELOP (STPP) *

A unique opportunity has arisen to purchase this individual style mature detached bungalow.

Built in the 1920s and sits on a garden plot of approx. 1/3 acre.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, dining room, fitted kitchen, utility, three bedrooms and a shower room.

To the outside the property sits on a good sized garden plot of approximately 1/3 acre and offers scope for extending/developing (subject to any relevant planning consent). There is ample parking and a double garage.



Reception Hall

With radiator.

Utility

6'9" x 7'3" (2.06m x 2.21m)

With laundry room. Having plumbing for auto washer.

Lounge

13'10" x 13'1" (4.22m x 3.99m)

With a coal effect gas fire in modern fireplace surround and radiator.

Kitchen

14'5" x 8'10" (4.39m x 2.69m)

Oak fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker point, dishwasher, radiator.

Dining Room

13'10" x 9'7" (4.22m x 2.92m)

With oak flooring, bow window, radiator and store cupboard.

Bedroom One

11'3" x 10'10" max (3.43m x 3.30m max)

With fitted wardrobes and radiator.

Bedroom Two

7'10" x 9'1" (2.39m x 2.77m)

With radiator.

Bedroom Three

10'8" x 8'3" (3.25m x 2.51m)

With radiator.

Shower Room

Three piece suite, tiled walls and heated towel rail.

Exterior

To the outside there is a block paved drive to a double detached garage and a large garden plot with enclosed lawned gardens to the front, side and rear.

Directions

From our office in Idle village proceed straight up The High Street, continue onto Westfield Ln, right onto Wrose Rd, right onto Carr Ln, left onto Hollin Ln, left onto Festival Ave, right onto Crag Rd, take the sharp left onto Poplar Rd, continue onto Shipley Fields Rd, turn left onto Bradford Rd, right onto Emm Ln, continue onto Highgate, turn right to stay on Highgate, left onto Leylands Ave, right onto Toller Grove, right onto Toller Ln, take the slight right onto Bingley Rd, left onto Highfield Dr, right onto Highfield Cres and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

E / 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.

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk