



Park View Road, Heaton,

£140,000

* THROUGH TERRACE * THREE BEDROOMS * IN NEED OF MODERNISATION * NO CHAIN *
* POPULAR LOCATION * GARDEN & YARD *

Available with no onward chain, is this stone built through terrace.

Requires some modernisation and benefits from double glazing.

The accommodation is set over three floors and briefly comprises entrance vestibule, lounge, kitchen, two first floor bedrooms and a shower room. To the second floor there is a further attic bedroom and a box room.

To the outside there is a garden and a yard.



Entrance Vestibule

Lounge

12'3" x 11'7" (3.73m x 3.53m)
With bay window, electric storage heater.

Kitchen

14'1" x 10'7" (4.29m x 3.23m)
With stainless steel sink unit and electric storage heater.

Cellar

First Floor Landing

Bedroom One

12'4" x 11'9" (3.76m x 3.58m)
With store cupboard.

Bedroom Two

11'4" x 7'3" (3.45m x 2.21m)

Shower Room

Three piece suite.

Second Floor

Bedroom Three

10'7" x 10'5" (3.23m x 3.18m)

Box Room

9'4" x 10'8" (2.84m x 3.25m)

Exterior

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

Directions

From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Road, proceed straight ahead at Morrisons roundabout, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue straight onto King's Rd, right onto Queen's Rd/A6177, right onto Manningham Ln/A650, left onto Oak Ln, right onto North Park Rd, left onto Park View Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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

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