



## Ashwell Road, Heaton,

**£215,000**

\* STONE BUILT TERRACE \* FOUR DOUBLE BEDROOMS \* NO ONWARD CHAIN \*  
\* HEART OF HEATON VILLAGE \* FAMILY SIZED \* CHARACTERFUL \* GARDEN & YARD \*  
\* MODERN BATHROOM \* USEFUL CELLARS \*

A fantastic opportunity for a growing family to purchase this delightful four bedroom stone built through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted dining kitchen, basement cellars, two first floor bedrooms and a house bathroom. To the second floor there are two further attic bedrooms.

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



## Entrance

### Lounge

13'3" x 17'2" (4.04m x 5.23m)

With exposed floorboards, stained glass bay window, multi-fuel cast iron fire in feature fireplace surround, radiator.



### Dining Kitchen

13'9" x 13'4" (4.19m x 4.06m)

With base units and shelving incorporating Belfast pot sink unit, electric stove, radiator.

### Cellar

Ideal for storage/conversion (subject to any relevant planning consent).



### First Floor Landing

#### Bedroom One

13'3" x 14'1" (4.04m x 4.29m)

Having an ornate cast iron feature fireplace with tiled inset and hearth, radiator.

#### Bedroom Two

14' x 7'10" (4.27m x 2.39m)

Double bedroom with radiator.



#### Bathroom

Modern white three piece suite.

### Second Floor Landing

#### Bedroom Three

13'4" x 12'6" (4.06m x 3.81m)

With velux skylight and radiator.

#### Bedroom Four

13'4" x 11'1" (4.06m x 3.38m)

With velux skylight and radiator.



### Exterior

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



### Directions

From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, continue onto Gaisby Ln, go through the roundabout, turn right to stay on Gaisby Ln, turn right onto Canal Rd, take the slight left onto Frizinghall Rd, turn left to stay on Frizinghall Rd, turn right onto Keighley Rd, turn left onto Emm Ln, right onto Ashwell Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C / 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 <sub>2</sub> ) Rating	
		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	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	