Sugdens
Sales & Lettings

Ashgrove, Greengates,

£195,000

* THROUGH TERRACE * THREE BEDROOMS * STONE BUILT * OVER THREE FLOORS *
* NO CHAIN * MODERN KITCHEN & BATHROOM * ENCLOSED GARDEN * FULLY REWIRED 2021 *
* SOUGHT AFTER LOCATION * CLOSE TO SHOPS & TRAIN STATION *

Available with no onward chain, is this delightful three bedroom stone built through terrace.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, cloakroom/wc, two first floor bedrooms and modern house bathroom, together with third bedroom to the second floor.
To the outside there is a small garden to the front and an enclosed yard to the rear.

Entrance

Cloakroom/WC
With low suite wc.

Lounge
12'4" x 12'1" (3.76m x 3.68m)
With laminated wood floor, radiator.

Dining Kitchen
14'2" x 12'1" (4.32m x 3.68m)
Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, radiator.

First Floor Landing

Bedroom One
12'4" x 12'2" (3.76m x 3.71m)
With built in wardrobes and radiator.

Bedroom Two
6'10" x 11'6" (2.08m x 3.51m)
With built in wardrobes, radiator.

Bathroom
Modern white three piece suite, part tiled walls and heated towel rail.

Second Floor

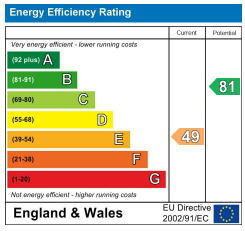
Attic Bedroom Three
23'1" x 12'3" overall measurement (7.04m x 3.73m overall measurement)
With velux skylight.

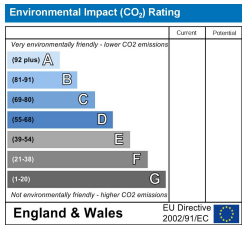
Exterior
To the outside there is a small garden to the front and a rear yard.

Directions
From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Leeds Rd, continue straight ahead at The Greengates traffic lights, turn left onto Elder St, right onto Ashgrove and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / 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.

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