



Sunningdale, Fairweather Green,

£165,000

**** SEMI DETACHED ** THREE BEDROOMS ** SPACIOUS THROUGH LOUNGE WITH DINING AREA **
** GARDENS, GARAGE & PARKING ** NO CHAIN ****

Fantastic opportunity for a young family to purchase this good sized three bedroom semi detached house. Available with vacant possession and benefits upvc double glazing, warm air central heating and briefly comprises reception hall, lounge with dining - area, fitted kitchen, three first floor bedrooms plus house bathroom.

Outside there is parking, gardens & garage.



Reception Hall

With store cupboard.

Lounge/Dining Area

24' x 10'4" (7.32m x 3.15m)

With electric fire.

Kitchen

9'10" x 8'4" (3.00m x 2.54m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric cooker, auto washer, part tiled walls.

First Floor Landing

Bedroom One

12'8" x 8'9" (3.86m x 2.67m)

Bedroom Two

10' x 9'1" (3.05m x 2.77m)

Bedroom Three

7'10" x 9'9" max (2.39m x 2.97m max)

Bathroom

Three piece coloured suite, part tiled walls.

Exterior

To the outside there are gardens front and rear with a driveway to the side leading to a detached garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout, take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 2nd exit and stay on Thornton Rd/B6145, turn left onto Rhodesway, go through the roundabout, turn right onto Sunningdale and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		
82			82		
54					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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