



Rudding Avenue, Allerton,
Offers Over £160,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * GARDEN *
* DRIVE * GARAGE * CLOSE TO AMENITIES *

This three bedroom semi detached property would make an ideal purchase for a number of buyers. Benefits from two reception rooms, gas central heating, double glazing and a garage.

Situated close to amenities, shops, schools and bus routes.

The accommodation briefly comprises of a vestibule, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a lawned and patio garden to the rear with a driveway leading to a single garage.



Entrance Vestibule

With radiator.

Lounge

13'6" x 12'6" (4.11m x 3.81m)

With electric fire, radiator, double glazed French doors.

Dining Room

11'4" x 6'11" (3.45m x 2.11m)

With radiator and double glazed window.

Kitchen

11'3" x 6'11" (3.43m x 2.11m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, double glazed window, pantry.

First Floor

With storage cupboard and double glazed window.

Bedroom One

13'5" x 9' (4.09m x 2.74m)

With radiator and double glazed window.

Bedroom Two

11'4" x 8'10" (3.45m x 2.69m)

With radiator and double glazed window.

Bedroom Three

7'2" x 6'4" (2.18m x 1.93m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are lawned gardens to front and rear with patio to the rear, together with a driveway and garage.

Directions

From our office on Queensbury High Street head east on High St towards Gothic St, turn left onto Albert Rd, 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, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, turn right onto Hill Top Ln, continue straight onto N Parade, left onto Rudding Ave and the property will 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	71	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) 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