



## Worden Grove, Offers In The Region Of £200,000

**\*\* CORNER PLOT SEMI DETACHED \*\* THREE BEDROOMS \*\* POTENTIAL TO EXTEND (STPP) \*\*  
\*\* WELL PRESENTED \*\* GARDEN, GARAGE & PARKING \*\* CONSERVATORY \*\***

Superb three bedroom semi detached property situated on this excellent corner plot.

The well presented home would make an ideal purchase for a number of buyers and offers potential to extend (subject to planning permission).

Benefits from a modern fitted kitchen, conservatory and recently fitted boiler.

The property is within easy reach of Quora Retail Park, schools and bus routes.

To the outside there are well maintained gardens to three sides with a useful storage shed and summerhouse. A driveway leads to a single garage.



## Entrance

Radiator.

## Lounge

13'0" x 12'2" (3.96m" x 3.71m")

Log effect gas fire with feature fireplace surround and radiator.

## Dining - Kitchen

15'5" x 10'10" (4.70m" x 3.30m")

Modern fitted kitchen having a range of wall and base units including quartz worktops, sink unit, double oven & hob with extractor, plumbing for auto washer and radiator.

## Sun Room

9'10" x 7'9" (3.00m" x 2.36m")

French door leading to rear.

## First Floor Landing

Loft access and radiator.

## Bedroom One

12'5" x 8'1" (3.78m" x 2.46m")

Sliding fitted wardrobes and separate built in storage cupboard. Radiator.

## Bedroom Two

9'3" x 9'4" (2.82m" x 2.84m")

Sliding wardrobe and radiator.

## Bedroom Three

6'7" x 5'10" (2.01m" x 1.78m")

Built in storage cupboard. Radiator.

## Bathroom

Four piece suite comprising roller top bath, shower cubicle, low flush wc pedestal wash basin and radiator.

## Exterior

To the outside there are well maintained gardens to three sides with a useful storage shed and summerhouse. A driveway leads to a single garage.

## Council Tax Band

B

## Tenure

FREEHOLD



**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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	84		
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](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)