



**Sutcliffe Street,**

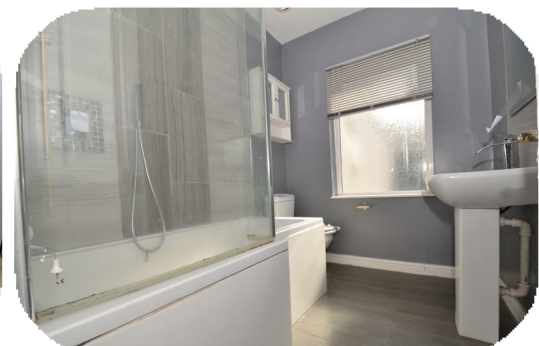
**£80,000**

**\*PUBLIC NOTICE\*** Sugdens Estate Agents are now in receipt of an offer for the sum of £75,000 for (41 Sutcliffe Street HX2 0HG. Anyone wishing to place an offer on this property should contact Sugdens, 44 High Street Queensbury BD13 2PA before exchange of contracts\*.

**\*\* MID TERRACE \*\* TWO BEDROOMS PLUS OCCASIONAL ROOM \*\* PATIO GARDEN \*\* VACANT \*\***  
This two bedroom + occasional room terrace property would make an ideal purchase for a number of buyers.

Situated within easy reach of amenities, shops and bus routes.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, two first floor bedrooms, occasional room and a house bathroom. To the outside there is a patio



## Entrance

## Lounge

12'7" x 13'6" (3.84m" x 4.11m")

## Dining - Kitchen

16'0" x 7'4" (4.88m" x 2.24m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob, plumbing for auto washer, pantry and upvc door leading to rear.

## First Floor Landing

## Occasional Room

11'9" x 5'7" (3.58m" x 1.70m")

## Bedroom One

10'7" x 10'0" (3.23m" x 3.05m")

## Bedroom Two

15'5" x 5'5" (4.70m" x 1.65m")

## Bathroom

Three piece suite comprising panel bath, low flush wc and pedestal wash basin.

## Exterior

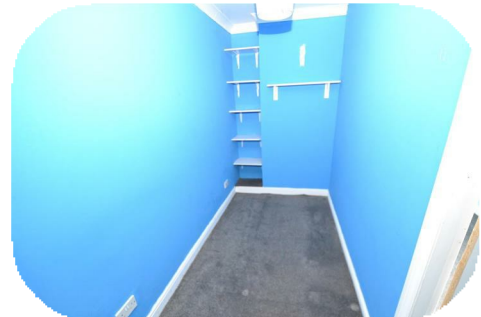
Garden to rear.

## Council Tax Band

A

## 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	
(92 plus) <b>A</b>	80	(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	55	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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