



Woodleigh Avenue, Bankfoot

£245,000

* SEMI DETACHED * THREE/FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *
* CLOSE TO AMENITIES * IDEAL FAMILY HOME * GARDEN * PARKING *

Superb and spacious recently built three/four bedroom semi detached property.

Situated in a sought after location within easy reach of amenities, schools and motorway links.

This stunning home would make an ideal purchase for a young/growing family and offers potential to extend (subject to relevant planning consents).

Benefits from a modern fitted kitchen, bathroom and en-suite shower room.

To the outside there is a garden to the rear, together with a shared driveway providing off street parking.





Entrance

With radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator.

Dining Room / Bedroom Four

16'1" x 8' (4.90m x 2.44m)

With radiator and double glazed window.

Kitchen

9'5" x 7'3" (2.87m x 2.21m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, dishwasher, microwave, oven, hob and extractor hood, radiator, plumbing for auto washer, tiled splashback, double glazed window.

Lounge

20' x 14'6" (6.10m x 4.42m)

With a wall mounted electric fire, two radiators, double glazed window, French doors to rear.

First Floor

With storage cupboard. Access to loft via a pull-down ladder.

Bedroom One

12'6" x 12'2" (3.81m x 3.71m)

Modern fitted wardrobes, radiator, double glazed window.

Bedroom Two

10'6" x 7'7" (3.20m x 2.31m)

With radiator and double glazed window.

En Suite

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Three

11'6" x 9' (3.51m x 2.74m)

With radiator and double glazed window.





Bathroom

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

Exterior

To the outside there is a shared driveway providing off-road parking, together with a garden to the rear with lawn and patio area.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, at the roundabout take the 2nd exit onto High St/B6380, at Odsal Top, take the 2nd exit onto Rooley Ave/A6036, at Staithgate Roundabout, take the 1st exit onto Rooley Ln/A6177, turn left onto Rooley Ln, left onto Woodleigh Ave and the property will shortly be seen displayed via our For Sale board.

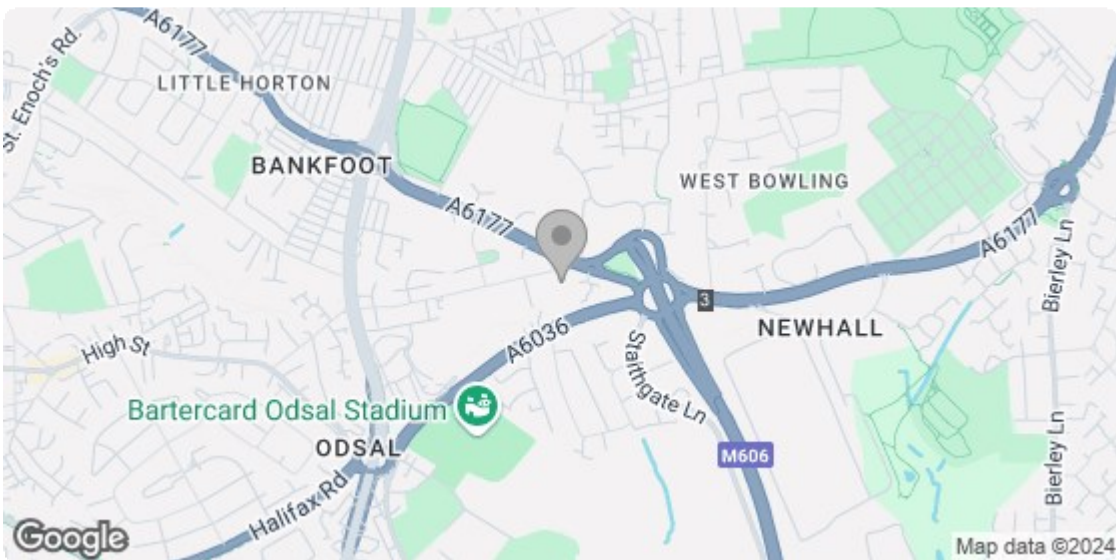
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

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

