



Fenwick Drive, Woodside,

£185,950

* SEMI DETACHED * THREE BEDROOMS * MODERNISED * CONSERVATORY *

* GARDENS * CLOSE TO AMENITIES * SCOPE TO EXTEND (stpp) * OCCASIONAL ATTIC ROOM*

This three bedroom semi detached property offers potential to extend (subject to any relevant planning consent). The property would make an ideal purchase for a number of buyers and is situated close to amenities, shops and local schools. Having been modernised throughout and benefits from a modern fitted kitchen, house bathroom and large garden to the rear. The accommodation comprises entrance porch, hallway, lounge, kitchen, study, conservatory, three first floor bedrooms and a house bathroom. There is a further occasional room which is accessed via a pull down ladder. To the outside there is a large lawned garden to the rear and a small garden to the front.



Entrance Porch

Hall

With radiator.

Lounge

14'9" x 11'7" (4.50m x 3.53m)

With electric fire in fireplace surround, radiator and double glazed window.

Kitchen

10'5" x 14'10" (3.18m x 4.52m)

White fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor hood, plumbing for auto washer, radiator, double glazed window, breakfast bar.

Office

7'2" x 10'5" (2.18m x 3.18m)

With radiator and double glazed window.

Conservatory

7'4" x 11'5" (2.24m x 3.48m)

With radiator and French doors to rear.

First Floor

Bedroom One

12'1" x 11'8" (3.68m x 3.56m)

With radiator and double glazed window.

Bedroom Two

11'6" x 8' max (3.51m x 2.44m max)

With radiator and double glazed window.

Bedroom Three

11'9" x 10'3" (3.58m x 3.12m)

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 is a garden to the front, side and rear, together with a driveway providing ample off-road parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighouse Rd/A644, continue to follow A644, after 1.8 miles at the roundabout take the 1st exit onto Halifax Rd/A6036, continue to follow A6036, after 1.5 miles turn right onto Fenwick Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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	82	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	69	(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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