



Hightown View, Hightown

£335,000

* DETACHED * THREE BEDROOMS * SPACIOUS * TWO RECEPTIONS ROOMS *

* TWO BATH/SHOWER ROOMS * CLOSE TO AMENITIES & TRANSPORT LINKS *

NOT TO BE MISSED!! Situated in the much sought after location, just off 'Hightown Road' is this detached three bedroom property. Boasting spacious living accommodation, two bathrooms and good sized gardens, the property would appeal to a number of buyers.

Within easy reach of amenities, shops, first and secondary schools and motorway links.

The accommodation briefly comprises entrance hallway, lounge, kitchen, dining room, conservatory, shower room and bedroom three. To the first floor there are two double bedrooms (master bedroom having a dressing area) and a second house bathroom.

To the outside there are generous lawned, patio and well stocked gardens to the rear. A large driveway leads to a detached garage.





Entrance Hall

With radiator.

Kitchen

16'8" x 8'7" (5.08m x 2.62m)

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

Dining Room

13'11" x 10' (4.24m x 3.05m)

With radiator and patio doors.

Conservatory

13'1" x 8'6" (3.99m x 2.59m)

With radiator and upvc door to rear.

Lounge

18'10" x 12'1" (5.74m x 3.68m)

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

Bedroom Three

10' x 10'6" (3.05m x 3.20m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator and two double glazed windows.

First Floor

Bedroom One

14' x 13'4" (4.27m x 4.06m)

With dressing table, radiator and double glazed window. Dressing room;

Dressing Room

8'4" x 13'2" (2.54m x 4.01m)

With fitted wardrobes and drawers.





Bedroom Two

12'7" x 10'11" (3.84m x 3.33m)

With fitted wardrobes, drawers, radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, extractor fan.

Exterior

To the outside there lawned and patio gardens with well stocked borders, driveway and single garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 before turning right onto Parkside/A643, continue to follow A643, turn left onto Hightown Rd, turn right onto Hightown View and the property will shortly be seen displayed via our For Sale board.

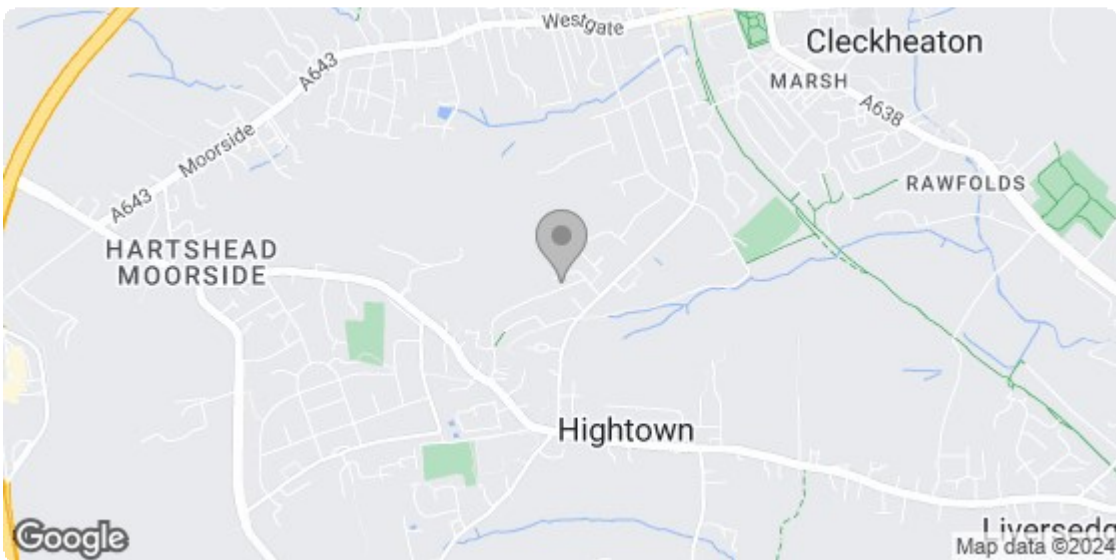
TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		38	
(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.

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