



Long Hill Road, Sheepridge,

£190,000

* TOWN HOUSE * THREE DOUBLE BEDROOMS * TWO BATH/SHOWER ROOMS *
* CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE *

Offering spacious family sized accommodation in a popular location close to amenities and school catchment areas, is this three double bed roomed town house.

The accommodation briefly comprises entrance vestibule, cloakroom/wc, utility, lounge, dining kitchen, three first floor bedrooms - master bedroom having an en-suite shower room, plus house bathroom.

To the outside there are gardens to both front and rear, drive & garage.



Entrance Vestibule

With radiator.

Cloakroom/WC

With two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Utility

With plumbing for auto washer and radiator.

Lounge

17'8" x 13'2" (5.38m x 4.01m)

With radiator and double glazed bay window.

Dining Kitchen

11'1" x 13'2" (3.38m x 4.01m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, radiator and double glazed window.

First Floor

Bedroom One

13'2" x 11'1" (4.01m x 3.38m)

With radiator and double glazed window. En-suite shower room;

En Suite Shower Room

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

Bedroom Two

9'6" x 7'3" (2.90m x 2.21m)

With radiator and double glazed window.

Bedroom Three

13'7" x 8'3" (4.14m x 2.51m)

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 are gardens to both front and rear, together with a driveway leading to an attached garage.

Directions

From our office in Cleckheaton town centre take Northgate to Whitcliffe Rd/B6120, head west on Cheapside towards Northgate, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, after 0.5 miles turn left onto Westcliffe Rd, turn right onto Westgate/A643, continue to follow A643, after 0.8 miles turn right onto Halifax Rd/A649, turn left onto Walton Ln/A643, continue to follow A643, at the roundabout take the 3rd exit onto Huddersfield Rd/A643/A644, turn left onto Huddersfield Rd/A641, turn left to stay on Huddersfield Rd/A641, continue to follow A641, at Bradley Bar Roundabout, take the 2nd exit onto Bradford Rd/A641, turn left onto Long Hill Rd, go through the roundabout and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-91kWh) A		88	(92-91kWh) A		
(81-91kWh) B			(81-91kWh) B		
(69-80kWh) C		75	(69-80kWh) C		
(55-68kWh) D			(55-68kWh) D		
(39-54kWh) E			(39-54kWh) E		
(13-38kWh) F			(13-38kWh) F		
(1-12kWh) G			(1-12kWh) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

