



Greenton Avenue, Scholes,

Offers In The Region Of £190,000

* SEMI DETACHED * THREE BEDROOMS * SOUGHT AFTER LOCATION * GARDEN *
* DRIVE * GARAGE * SOME TLC REQUIRED * CLOSE TO AMENITIES & TRANSPORT LINKS *

This three bedroom semi detached property would make an ideal purchase for a number of buyers. Situated in the much sought after location of Scholes which boasts amenities, shops, local schools and excellent motorway links near by.

The property requires some TLC throughout and benefits from gas central heating and double glazing. To the outside there is a lawned and patio garden to the rear with a driveway leading to a single garage.



Hallway

Lounge

14 x 11'10 (4.27m x 3.61m)

Wood fire surround with marble hearth., central heating radiator and double glazed bay window.

Kitchen

11'10 x 6'2 (3.61m x 1.88m)

Range of fitted wall and base units with Stainless Steel sink and drainer, cooker point, plumbing for washing machine, central heating radiator and double glazed window.

Dining Room

11'6 x 11'1 (3.51m x 3.38m)

Central heating radiator and double glazed window.

First Floor

Double glazed window.

Bedroom One

12 x 10'11 (3.66m x 3.33m)

Central heating radiator and double glazed window.

Bedroom Two

12'1 x 8'10 (3.68m x 2.69m)

Central heating radiator and double glazed window.

Bedroom Three

8'7 x 9'1 (2.62m x 2.77m)

Central heating radiator, double glazed window and access to loft. Built in cupboard over bulk head.

Bathroom

Three piece comprising of; bath with shower over, low flush WC and hand wash basin. Central heating radiator and double glazed window. Built in cupboard housing instant water heater.

Outside

Driveway to front leading to a garage. To the rear is lawned with patio area.

Directions

From our office in Cleckheaton town centre head west on Cheapside towards Northgate, turn right onto Northgate, left onto Whitcliffe Rd/B6120, at the roundabout take the 2nd exit onto Turnsteads Ave/B6120, continue straight onto Westfield Ln/B6379, turn left to stay on Westfield Ln/B6379, turn right onto Greenton Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

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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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
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

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