



## Lincoln Grove, Roberttown,

**£209,950**

\* SEMI DETACHED DORMER BUNGALOW \* THREE BEDROOMS \* MODERN SHOWER ROOM \*  
\* NO ONWARD CHAIN \* GARDENS & GARAGE \* SOUGHT AFTER LOCATION \* LARGE MASTER BEDROOM \*  
Occupying a popular cul-de-sac setting and available with vacant possession, is this delightful three bedroom semi detached dormer bungalow.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation would suit a young family or someone downsizing and briefly comprises reception hall, light oak effect fitted kitchen, lounge, shower room and two bedrooms, together with a good sized master bedroom having fitted wardrobes to the first floor.

To the outside there are gardens, block paved drive and garage.



## Reception Hall

With radiator.

## Lounge

18'2" x 10'8" (5.54m x 3.25m)

With a coal effect electric fire in feature fireplace surround, radiator.

## Kitchen

14'2" x 7'2" (4.32m x 2.18m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

## Shower Room

Three piece modern suite, tiled walls and heated towel rail.

## Bedroom One

12'6" x 9'6" (3.81m x 2.90m)

With fitted wardrobes, drawers and dresser, radiator.

## Bedroom Two

8'2" x 8'2" (2.49m x 2.49m)

With radiator.

## First Floor

## Bedroom Three

16'2" x 8'9" extending to 15'11" (4.93m x 2.67m extending to 4.85m)

With fitted wardrobes and radiator.

## Exterior

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

## Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue straight to stay on A638, turn right onto Leeds Rd/A62, turn right onto Lumb Ln, left onto Lincoln Ave, left onto Lincoln Grove and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] A	84	Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] A	
[81-91] B		[81-91] B	
[69-80] C	64	[69-80] C	
[55-68] D		[55-68] D	
[39-54] E		[39-54] E	
[13-38] F		[13-38] F	
[1-12] G		[1-12] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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