



Ashbourne Gardens, Clechkeaton,

£220,000

* SEMI DETACHED * THREE BEDROOMS * MODERN BATHROOM * POPULAR LOCATION *
* GARDENS & GARAGE * THROUGH LOUNGE/DINER * FAMILY HOME *

Occupying a much sought after residential location and offering excellent family sized accommodation, is this delightful three bed roomed semi detached house.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge/diner, kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens to front and rear, together with garage, under house storage & utility room.



Reception Hall

Lounge/Diner

23'6" x 11'2" (7.16m x 3.40m)

Having a coal effect gas fire in feature fireplace surround, two radiators, patio doors to rear garden.

Kitchen

7'10" x 10'1" (2.39m x 3.07m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.



First Floor Landing

Bathroom

Three piece modern bathroom with white suite, part tiled walls and heated towel rail.



Bedroom One

12'7" x 10'3" (3.84m x 3.12m)

With fitted wardrobes and radiator.



Bedroom Two

10'7" x 10'7" (3.23m x 3.23m)

With radiator.



Bedroom Three

9'5" x 6'6" (2.87m x 1.98m)

With radiator and store cupboard.

Exterior

To the outside there are gardens to both front and rear, together with garage, under house storage & utility room.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd, turn right onto Parkside/A643, turn left onto Hightown Rd, right onto Ashbourne Gardens 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 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 (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	84		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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