



Rooley Lane, Dudley Hill,

£115,000

**** END TERRACE ** THREE BEDROOMS ** REAR GARDEN ** OFF ROAD PARKING ****

Attention INVESTORS/FTBs!! This three bedroom end terrace property is ideally located for amenities, shops, local schools and motorway links.

Deceptively spacious, the property benefits from gas central heating, double glazing and a garden to the rear. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, cellar. There are three first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear with off street parking.



Entrance

Lounge

16'5" x 15'1" (5.00m" x 4.60m")

Electric fire with feature fireplace surround and radiator.

Dining - Kitchen

15'2" x 14'6" (4.62m" x 4.42m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer, tiled floor and radiator.

Cellar

First Floor Landing

Bedroom Three

16'4" x 5'0" (4.98m" x 1.52m")

Radiator.

Bedroom One

11'11" x 10'4" (3.63m" x 3.15m")

Radiator.

Bedroom Two

12'10" x 9'1" (3.91m" x 2.77m")

Fitted wardrobes and radiator.

Bathroom

Three piece suite comprising corner bath, low flush wc, pedestal wash basin and radiator.

Exterior

Good sized garden to rear and off street parking.

Council Tax Band

A

Tenure

FREEHOLD



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 (92-101)		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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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