



Roberttown Lane,

£194,950

**** MID TERRACE HOUSE ** THREE BEDROOMS ** POPULAR LOCATION **
** MODERN KITCHEN & BATHROOM ** SPACIOUS ACCOMMODATION ** EASY REACH OF M62 ****

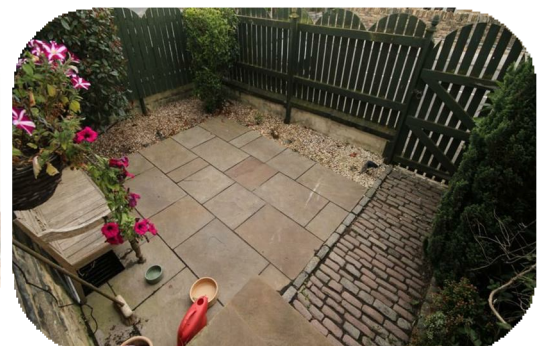
Located in the highly regarded village of Roberttown is this delightful three bedroom terrace property.

Benefits from gas central heating and upvc double glazing.

The good sized accommodation briefly comprises entrance, lounge, dining kitchen and basement cellar.

Three first floor bedrooms and a modern house bathroom.

Outside there is parking to the rear and an enclosed front garden.



Entrance

Radiator.

Lounge

16'8" x 14'3" (5.08m" x 4.34m")

Cast iron coal effect gas fire with feature fireplace surround, laminate wood floor and radiator.

Dining - Kitchen

12'2" x 8'1" (3.71m" x 2.46m")

Modern cream fitted kitchen having a range of wall and base units incorporating Belfast pot sink unit, gas cooker, plumbing for auto washer and radiator.

Cellar

First Floor Landing

Bedroom One

11'6" x 14'1" (3.51m" x 4.29m")

Radiator.

Bedroom Two

12'2" x 8'4" (3.71m" x 2.54m")

Radiator.

Bedroom Three

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

Radiator.

Bathroom

Modern three piece suite comprising panel bath, pedestal wash basin, low flush wc and radiator.

Exterior

Small enclosed garden to the front and parking to the rear.

Council Tax Band

B

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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