



**Halifax Road, Hightown,**

**£139,950**

\* STONE COTTAGE \* THREE BEDROOMS \* MODERN DINING KITCHEN \* POPULAR LOCATION \*  
\* GREAT STARTER HOME \* LOW MAINTENANCE GARDEN \*

Investing, downsizing or looking for your first home? This could be the property for you!

Stone built cottage in a sought after location.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, basement cellar, two first floor bedrooms and house bathroom, together with a third bedroom to the second floor.

To the outside there is a small low maintenance garden.

## Entrance

## Cloakroom

## Lounge

16'6" x 13'1" (5.03m x 3.99m)

With a multi fuel fire set in chimney breast, radiator.

## Dining Kitchen

13'11" x 11'6" (4.24m x 3.51m)

Having a range of modern wall and base units incorporating Belfast style sink unit, breakfast bar with seating area, range style cooker with extractor fan over, integrated dishwasher, wood flooring and radiator.

## Cellar

Sudeful storage.

## First Floor Landing

## Bedroom Two

11'9" x 7'4" (3.58m x 2.24m)

With radiator.

## Bedroom Three

7'5" x 6'7" (2.26m x 2.01m)

With radiator.

## Bathroom

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

## Second Floor

## Bedroom One

16'3" x 9'10" (4.95m x 3.00m)

## Exterior

Low maintenance gardens and a garden shed.

## Directions

From our Cleckheaton office proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, turn left onto Hightown Rd, right onto Halifax Rd/A649 and the property will dhortly be seen on the right displayed via our For Sale board.

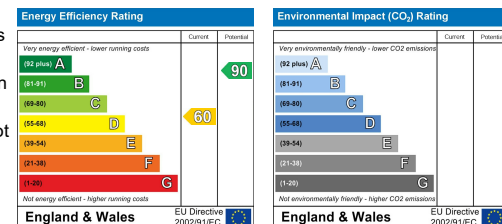
## TENURE

FREEHOLD

## Council Tax Band

A

**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.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)