



Raymond Drive, Bankfoot,

£120,000

* TOWN HOUSE * THREE BEDROOMS * NO ONWARD CHAIN * CUL-DE-SAC *
* NEWLY FITTED KITCHEN * NEW CARPETS * CLOSE TO SHOPS/MOTORWAY NETWORK*
A fantastic opportunity for either first time buyer, young family or investor to purchase this delightful three bedroom town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens to both front and rear.



Entrance

Lounge

13'10" x 12'3" (4.22m x 3.73m)

With bay window and radiator.

Kitchen

12'5" x 10'2" (3.78m x 3.10m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, radiator, store cupboard.

First Floor Landing

Bedroom One

14'5" x 9'4" (4.39m x 2.84m)

With radiator.

Bedroom Two

10'2" x 9' (3.10m x 2.74m)

With radiator.

Bedroom Three

6'9" x 6' (2.06m x 1.83m)

With radiator.

Bathroom

Three piece white suite.

Exterior

There are gardens to both front and rear.

Directions

From our office in Cleckheaton town centre turn left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, at Odsal Top take the 4th exit onto the A641 slip road to City Centre, merge onto Manchester Rd/A641, take the slight right, use any lane to turn left onto Mayo Ave/A6177, turn left onto Raymond Dr and the property will be seen 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.

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		
(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	

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