



St. Margarets Avenue, Holmewood,

£140,000

* SEMI DETACHED * THREE BEDROOMS * NO CHAIN * FAMILY SIZED *
* OVERLOOKS PLAYING FIELDS * MODERN KITCHEN * GARDENS *

A fantastic opportunity for either first time buyer or young family to purchase this good sized three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, reception hall, lounge, modern fitted kitchen, three first floor bedrooms, shower room and separate wc.

To the outside there are gardens to three sides.



Entrance Porch

Hall

With radiator.

Lounge

21'10" x 13' (6.65m x 3.96m)

With gas fire and two radiators.

Kitchen

7'10" x 9'3" (2.39m x 2.82m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel cooker, plumbing for auto washer, store cupboard.

First Floor Landing

Bedroom One

11'3" x 10'2" (3.43m x 3.10m)

Bedroom Two

8'6" x 11'6" (2.59m x 3.51m)

With radiator and store cupboard.

Bedroom Three

8'2" x 8'10" (2.49m x 2.69m)

With radiator.

Shower Room

Two piece suite, radiator.

Separate WC

Exterior

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

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout, take the 4th exit onto the M606 slip road to Bradford/Euroway Est, use the right lane to merge onto M606, at junction 2 exit towards Euroway Trading Ests, use the right lane to take the slip road to Euroway E, turn right onto Euroway Interchange/Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, turn right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, at the roundabout take the 2nd exit onto Shetcliffe Ln, turn left onto Ferrand Ave, at the roundabout continue straight onto Dawson Ln, use any lane to turn left onto Tong St/A650, turn right onto Knowles Ln, at the roundabout take the 3rd exit onto St Margarets Ave and the property will shortly 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	
83	86		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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