



Listerdale, Littletown

£289,950

* SEMI DETACHED * EXTENDED * FOUR BEDROOMS * STUNNING LIVING/DINING/KITCHEN *
* CLOSE TO AMENITIES/TRANSPORT LINKS * GARDEN * DRIVEWAY *

Superb family sized four bedroom extended semi detached property situated in this pleasant location. The deceptively spacious property is located within easy reach of Cleckheaton town centre, primary & secondary schools and offers easy commuter access.

Benefits from a stunning family living/modern kitchen, modern house bathroom and utility room. To the outside there is an enclosed garden to the rear with a resin driveway leading to a useful small storage space.





Entrance Hall

With radiator and oak flooring.

Family Living Kitchen

21'6" x 18'7" (6.55m x 5.66m)

Modern fitted kitchen area having a range of wall and base units incorporating sink unit, double oven, hob, breakfast bar, integrated dishwasher, feature radiator, double glazed window.

The dining area has fitted cupboards and shelving to recesses, oak flooring, feature radiator and patio doors.

Utility Room

9'5" x 6' (2.87m x 1.83m)

Cream fitted wall and base units incorporating sink unit, tiled splashback, oak flooring, radiator and plumbing for auto washer.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator.

Lounge

13'10" x 12'5" (4.22m x 3.78m)

With electric fire in fireplace surround, radiator and double glazed window.

First Floor

Bedroom One

14'6" x 10'2" (4.42m x 3.10m)

With sliding door wardrobes, radiator and double glazed window.

Bathroom

Modern three piece suite comprising P shaped bath, vanity sink unit, low suite wc, radiator and double glazed window.

Bedroom Two

12'7" x 12' (3.84m x 3.66m)

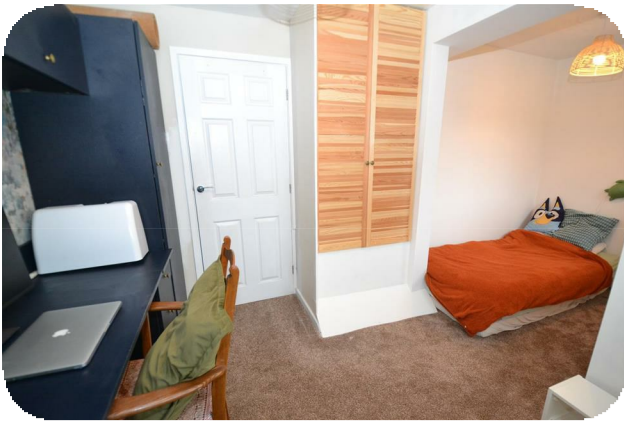
With fitted wardrobes, radiator and double glazed window.

Bedroom Three

8'9" x 15' (2.67m x 4.57m)

With radiator and two double glazed windows.





Bedroom Four

13'4" x 5'11" (4.06m x 1.80m)

With radiator, double glazed window and built in cabin bed.

Exterior

To the outside there is an enclosed garden to the rear with resin driveway providing off-road parking, together with useful storage for bikes, lawnmower, etc.

Directions

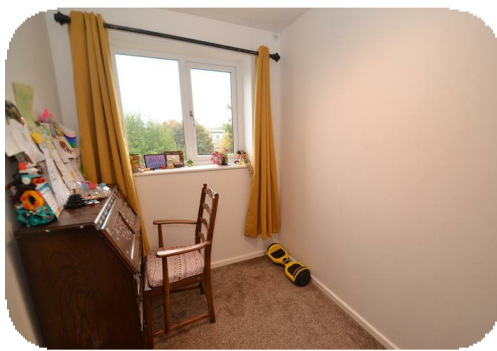
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638 for 1.2 miles, turn left onto Well St, right onto Listerdale and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

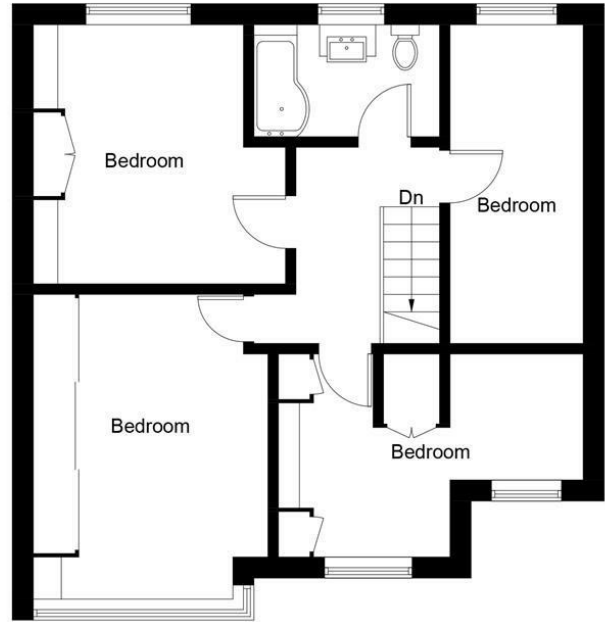


Listerdale, WF15

Approximate Gross Internal Area = 127.2 sq m / 1372 sq ft
(Including Garage)

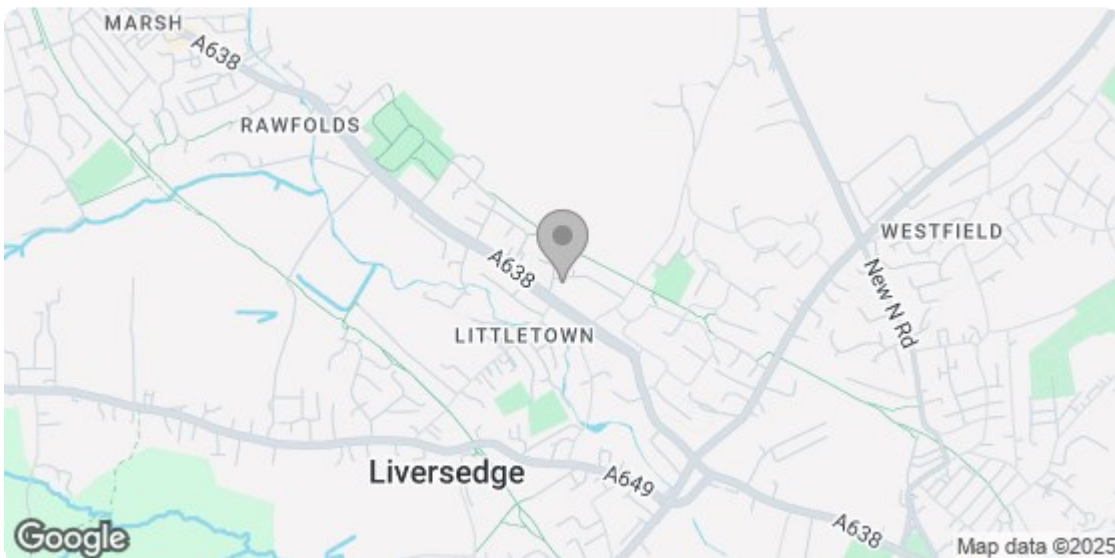


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141437)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

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