



Laithe Hall Avenue,

£265,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

** MODERN SEMI DETACHED ** FIVE BEDROOMS ** THREE FLOORS **

** TWO BATH/SHOWER ROOMS ** CUL-DE-SAC LOCATION ** GARDEN & GARAGE **

** STUNNING EXTENDED LIVING - DINING - KITCHEN **

Fantastic opportunity for a growing family to purchase this substantial five bedroom extended semi detached house benefits gas central heating, UPVC double glazing and briefly comprises; reception hall, cloakroom, lounge, large open plan living-dining-kitchen. On the first floor are two bedrooms, one with an en-suite shower room. On the second floor are three more bedrooms and a house bathroom.

Outside are parking, garage and gardens.



Reception Hall

Cloak cupboard and central heating radiator.

Cloakroom

Low flush WC, hand wash basin and central heating radiator.

Living Dining Kitchen

21'6 x 16'6 (6.55m x 5.03m)

Modern wall and base units with Stainless Steel sink unit and tiled splashback. Electric oven and hob, washing machine and dishwasher. Central island with breakfast bar, three central heating radiators and UPVC French doors leading to the rear gardens.

Lounge

18'3 x 10'1 (5.56m x 3.07m)

Solid fuel burner, Oak flooring and two central heating radiators.

First Floor Landing

Bedroom One

14'9 x 16'7 (4.50m x 5.05m)

Bedroom Two

12'3 x 9'7 (3.73m x 2.92m)

Built in wardrobes and central heating radiator.

En-Suite

Three piece modern white suite comprising of; low flush WC, hand wash basin and shower cubicle. Part tiled, heated towel rail.

Landing

Bedroom Three

12'2 x 6'8 (3.71m x 2.03m)

Central heating radiator.

Bedroom Four

11'6 x 9'7 (3.51m x 2.92m)

Central heating radiator.

Bedroom Five

15'4 x 9'7 (4.67m x 2.92m)

Central heating radiator.

Bathroom

Three piece modern suite comprising of; low flush WC, hand wash basin and panel bath with shower over. Part tiled, heated towel rail.

Outside

Garage and off street parking. Enclosed rear garden with lawned area.

Council Tax

D



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		86	(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			England & Wales		
EU Directive 2002/91/EC			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