



New Hey Road, East Bowling,

£89,950

This four bedroom terrace property would make an ideal purchase for a number of buyers. The property requires some TLC throughout and benefits from gas central heating and double glazing.

The property is within easy reach of amenities, shops and motorway links.

Briefly comprises vestibule, kitchen, lounge, cellar, two first floor bedrooms and a house bathroom. To the second floor there is a further two attic bedrooms.

To the outside there is a yard to the rear.



Entrance Vestibule

Lounge

15'2" x 14'5" (4.62m x 4.39m)

With a coal effect gas fire in feature fireplace surround, radiator.

Kitchen

11'3" x 6'5" (3.43m x 1.96m)

White fitted wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, part tiled walls.

First Floor Landing

With radiator.

Bedroom One

11'6" x 9'6" (3.51m x 2.90m)

With radiator.

Bedroom Two

10'7" x 9'5" (3.23m x 2.87m)

With radiator.

Bathroom

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

Second Floor Landing

With radiator.

Bedroom Three

11'6" x 7'7" (3.51m x 2.31m)

With radiator and skylight.

Bedroom Four

14'6" x 7'3" (4.42m x 2.21m)

With skylight and radiator.

External

Yard to the rear.

Directions

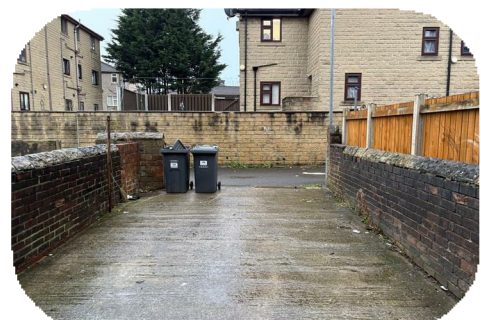
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford, merge onto M606, use the left lane to turn right onto Chase Way/A6177, at Staithgate roundabout take the 1st exit onto Rooley Ln, turn left onto Parkway, right onto Parkside Rd, left onto Avenue Rd, at the roundabout take the 3rd exit onto Bowling Park Dr, take the slight right onto West View, continue onto New Hey Rd 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	85	(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	
(15-38) F		(15-38) F	
(1-14) G		(1-14) 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	

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