



Green Court, Scholes,

£299,950

* END TOWN HOUSE * FOUR BEDROOMS * TWO RECEPTION ROOMS * SOUGHT AFTER LOCATION *
* EXTENDED * WELL PRESENTED THROUGHOUT * GARDENS, PARKING & GARAGE *

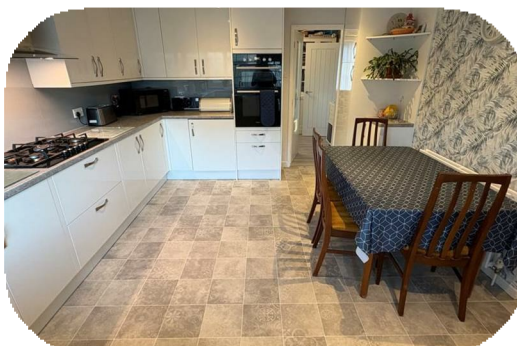
Situated in this small and sought after cul-de sac location on the outskirts of Scholes Village is this extended four bedroom end town house.

The property would make an excellent purchase for a young/growing family.

Superbly presented throughout to include a modern fitted kitchen, house bathroom and en suite shower room.

The accommodation briefly comprises of a vestibule, lounge, conservatory, dining kitchen and sitting room. There are four first floor bedrooms (en suite shower room) and a house bathroom. UPVC double glazing & gas central heating throughout.

To the outside there is a stunning garden to the rear with a block paved driveway leading to a single garage.



Entrance

Radiator.

Lounge

24'1" x 11'3" (7.34m" x 3.43m")

Electric fire with feature fireplace surround, radiator and french doors.

Conservatory

10'2" x 13'8" (3.10m" x 4.17m")

Two radiators and french door leading to rear.

Dining Kitchen

14'9" x 11'7" (4.50m" x 3.53m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven, hob with extractor, integrated freezer, plumbing for auto washer, dryer vent, radiator, upvc door leading to rear.

Sitting Room

11'9" x 9'0" (3.58m" x 2.74m")

Radiator.

First Floor Landing

Access to loft via pull down ladder.

Bedroom One

18'3" x 11'9" (5.56m" x 3.58m")

Fitted wardrobes and radiator.

En Suite

Three piece suite comprising walk in shower, low flush wc, vanity sink unit and towel radiator.

Bedroom Two

8'9" x 9'8" (2.67m" x 2.95m")

Sliding wardrobes and radiator.

Bedroom Three

8'9" x 9'7" (2.67m" x 2.92m")

Sliding wardrobes and radiator.

Bedroom Four

6'6" x 5'5" (1.98m" x 1.65m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, vanity sink unit and towel radiator.

Exterior

To the outside there is a block paved driveway leading a larger than average single garage with lights, electrics and roller shutter door, together with a superb rear garden with large porcelain flagged patio, lawn and decked area.

Council Tax Band

D

Tenure

FREEHOLD.



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 | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (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 | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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