



**Park House Close, Low Moor,**  
**Offers In The Region Of £240,000**

- \* SEMI DETACHED DORMER BUNGALOW \* THREE BEDROOMS \* TWO BATH/SHOWER ROOMS \*
- \* NO CHAIN \* TWO RECEPTION ROOMS \* CONSERVATORY \* GARDENS \*
- \* GARAGE \* POPULAR LOCATION \* NEAR TO SCHOOLS & TRAIN STATION \*

This generously sized extended dormer bungalow occupies a much sought after residential location and benefits from gas central heating, upvc double glazing and alarm system.

The property is available with no onward chain and briefly comprises reception hall, lounge, dining kitchen, sitting room, two bedrooms, bathroom and conservatory. To the first floor there is the main bedroom with en-suite shower room.

To the outside there are gardens, driveway and garage.





### Reception Hall

With radiator and store cupboard.

### Lounge

16'1" x 11'1" (4.90m x 3.38m)

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

### Dining Kitchen

9'4" x 10'8" (2.84m x 3.25m)

With wall and base units incorporating stainless steel sink unit, gas cooker, integrated fridge freezer, auto washer, dishwasher, radiator.

### Bathroom

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

### Bedroom Two

10'3" x 8'7" (3.12m x 2.62m)

With fitted wardrobes and radiator.

### Bedroom Three

7'5" x 9'8" (2.26m x 2.95m)

With fitted wardrobes and radiator.

### Dining/Sitting Room

10'1" x 10'10" (3.07m x 3.30m)

### Conservatory

7'3" x 7'2" (2.21m x 2.18m)

### First Floor

#### Bedroom One

16'4" x 12'4" (4.98m x 3.76m)

With under eaves storage, three velux skylights, radiator. En-Suite Shower Room;

#### En Suite Shower Room

With three piece suite.

### Exterior

To the outside there are gardens and garage.

### Directions

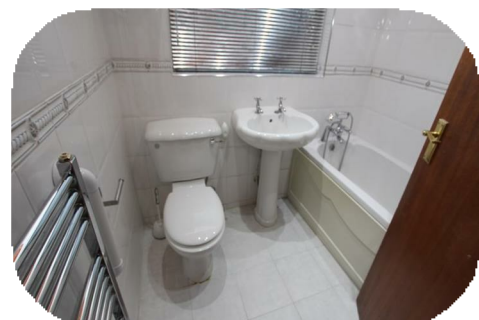
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto Park House Rd, left onto Wesley Ave, right onto Park House Walk, left onto Greenville Dr, turn left onto Park House Close and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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