



Greenway View, Whitechapel Road

£260,000

* SEMI DETACHED * THREE BEDROOMS * POPULAR DEVELOPMENT * CONTEMPORARY FINISH *

* SUPERB FAMILY HOME * LANDSCAPED GARDEN * PARKING * CLOSE TO AMENITIES *

A superbly presented three bedroom semi detached home situated on this popular David Wilson development. Offering a stylish and contemporary finish throughout including quality 'Amtico Signature' flooring on the ground floor, 'Cormar' deep pile carpets to the first floor and Venetian blinds throughout. Together with delightful landscaped lawned and decked rear garden.

The property is well situated for local schools, shops and excellent motorway links - making this a super family home. This stone built home comprises hall, cloaks/wc, lounge, integrated dining kitchen, three bedrooms including en-suite to master and a family bathroom.

To the outside there is a landscaped garden to the rear and a tandem driveway with off street parking. Benefits from alarm, electric car charging point, exterior power point to rear and NHBC Warranty still remaining.





Entrance

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Lounge

16'8" x 11'8" (5.08m x 3.56m)

With radiator, two double glazed windows.

Dining Kitchen

14'9" x 10'5" (4.50m x 3.18m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, double glazed window, plumbing for auto washer, oven, hob and extractor hood, radiator, double glazed window, French doors to rear, understairs storage.

First Floor

With radiator and useful storage.

Bedroom One

11'8" x 8'4" (3.56m x 2.54m)

Modern built in wardrobe, radiator and double glazed window. En Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

Bedroom Two

10'2" x 8'4" (3.10m x 2.54m)

With radiator and double glazed window.

Bedroom Three

8'7" x 6'3" (2.62m x 1.91m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window and tiled splashback.





Exterior

To the outside there is a landscaped garden to the rear with artificial lawn, decking and patio, together with a tandem driveway.

Directions

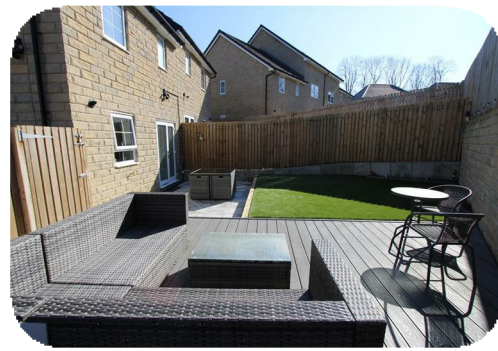
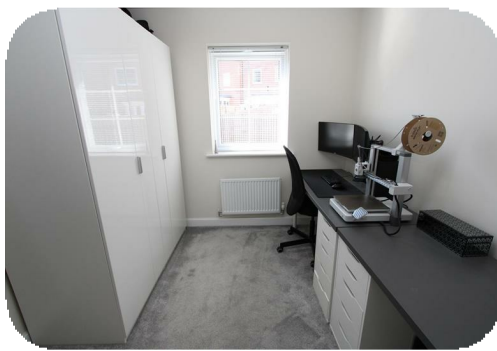
From our office in Cleckheaton town centre head west on Cheapside towards Victoria Ct, turn right onto Northgate, turn left onto Whitcliffe Rd/B6120, turn right onto Kenmore Rd, turn left onto Whitechapel Rd, right onto Greenway View where the property will be seen displayed via our For Sale board.

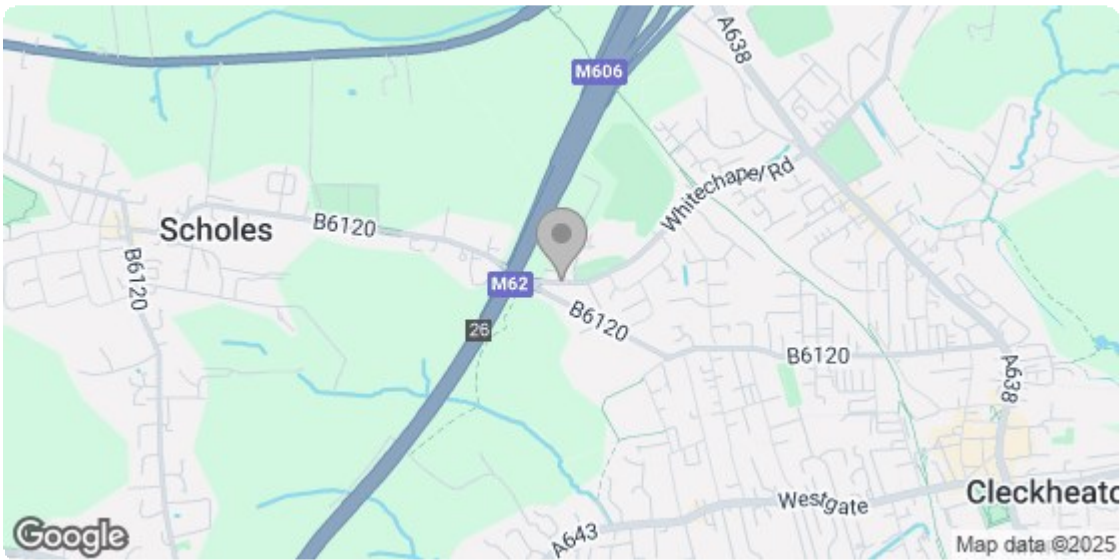
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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