



Hird Road, Low Moor,

£99,950

* COTTAGE * ONE BEDROOM * MODERNISED * CLOSE TO AMENITIES & TRANSPORT LINKS *
* MODERN SHOWER ROOM * IDEAL FTB/INVESTOR * GARDEN *

This recently modernised one bedroom cottage would make an excellent purchase for FTB/Investor/Anybody Downsizing.

The property is within walking distance of amenities, shops, train station and excellent bus routes. Benefits from modern shower room, central heating and double glazing.

Briefly comprising open plan lounge/kitchen, first floor bedroom and house bathroom.

To the outside there is a garden.



Open Plan Lounge / Kitchen

14'5" x 15'5" (4.39m x 4.70m)

Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, oven, hob, double glazed window.

Lounge area has a feature fireplace, radiator, understairs storage, plumbing for auto washer.

First Floor

Bedroom

14' x 8'6" (4.27m x 2.59m)

With radiator and double glazed window.

Shower Room

Modern shower room comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a garden to the front.

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 left onto Common Rd, turn right onto Netherlands Ave, turn left at the 1st cross street onto Hird Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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			(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	EU Directive 2002/91/EC		England & Wales	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