



Skellow Drive, Tong,

£285,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

*** DETACHED HOUSE * FOUR BEDROOMS * THREE BATH/SHOWER ROOMS * CUL-DE-SAC *
* TWO RECEPTION ROOMS * FAMILY SIZED * MODERN KITCHEN * GARDENS * GARAGE ***

A fantastic opportunity for the growing family to purchase this larger than average modern detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, cloakroom/wc, lounge, dining room, fitted breakfast kitchen, four first floor bedrooms - two with en-suite shower rooms, together with a lovely house bathroom with white suite.

To the outside there are gardens, parking and garage.



Entrance Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

16'2" x 13'7" (4.93m x 4.14m)

With a gas fire set in chimney breast, radiator, bay window, oak flooring.

Breakfast Kitchen

18'5" x 10'3" (5.61m x 3.12m)

Modern fitted breakfast kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and microwave, tiled floor, radiator, upvc French doors to rear garden.

Dining Room

9'1" x 11'2" (2.77m x 3.40m)

With radiator.

First Floor Landing

Bedroom One

15'6" x 12'2" (4.72m x 3.71m)

With built in wardrobes, radiator. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite, tiled walls and heated towel rail.

Bedroom Two

13'6" x 8' (4.11m x 2.44m)

With built in wardrobes. En Suite Shower Room;

En Suite Shower Room

Three piece suite, radiator.

Bedroom Three

10'5" x 6'10" (3.18m x 2.08m)

With radiator.

Bedroom Four

8'8" x 11'5" (2.64m x 3.48m)

With built in wardrobes and radiator.

Bathroom

Three piece modern white suite, heated towel rail.

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the outside there is ample parking to the front, larger enclosed lawned garden with patio to the rear.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd West, go through the roundabout, at Birkenshaw Roundabout take the 1st exit onto Bradford Rd, take the slight left onto Tong St, turn right onto Holme Ln, right onto Royd Moor Rd, turn right to stay on Royd Moor Rd, left onto Kirkdale Way, right onto Spinney Rise, left onto Skellow Dr, turn left and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

E



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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