



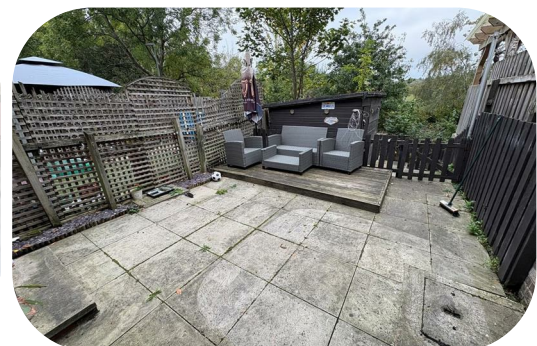
Darley Road,
Reduced To £155,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***
* TERRACE * THREE BEDROOMS * CUL-DE-SAC * GARDEN * PARKING *
* CLOSE TO AMENITIES & 'THE GREENWAY' *

This three bedroom terrace property would make an ideal purchase for a number of buyers.

Well presented throughout and situated in this cul-de-sac location which is within easy reach of amenities, schools and 'The Greenway'.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.
To the outside there is a patio garden to the rear, together with a parking space.



Entrance Vestibule

Lounge

13'9" x 13'6" (4.19m x 4.11m)

With electric fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

13'6" x 9'5" (4.11m x 2.87m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, oven, hob, extractor fan, plumbing for auto washer, radiator, double glazed window, pantry, French doors to rear.

First Floor

Bedroom One

11'8" x 7'6" (3.56m x 2.29m)

With radiator and double glazed window.

Bedroom Two

11'9" x 7'6" (3.58m x 2.29m)

With radiator and double glazed window.

Bedroom Three

6'5" x 8' (1.96m x 2.44m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is an enclosed patio garden to the rear with shed.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue to follow A638, turn right onto Knowler Hill, right onto Halifax Rd, turn right onto Ripley Rd, take the slight left onto Darley Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Kirklees



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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

