



Moravian Terrace, Hipperholme,

£239,950

- * RARE TO THE MARKET!!
- * SEMI DETACHED BUNGALOW
- * TWO BEDROOMS
- * POPULAR LOCATION
- * GARDENS
- * DRIVE
- * GARAGE
- * CLOSE TO AMENITIES

Occupying a popular and sought after location, is this two bedroom semi detached bungalow.

The property would make a superb purchase for a number of buyers, in particular anybody looking to downsize. Tucked away in the heart of Hipperholme, the property is within walking distance of shops, amenities and close to bus routes for Leeds, Bradford, Halifax and Brighouse.

The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and a bathroom. To the outside there are gardens to front and rear, together with a driveway leading to a detached garage.



Entrance Hall

With radiator.

Kitchen

10' x 9' (3.05m x 2.74m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator and double glazed window.

Lounge

17'5" x 12'2" (5.31m x 3.71m)

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

Bedroom Two

13'1" x 8'10" (3.99m x 2.69m)

With radiator and double glazed window.

Bedroom One

13'2" x 8'11" (4.01m x 2.72m)

With sliding door wardrobes, radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a well maintained lawned and patio garden to the front and rear, together with a driveway leading to a single garage.

Directions

From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, turn right onto Halifax Rd/A649, after 2.9 miles turn left onto Victoria Rd, left onto Moravian Terrace 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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