



Ashgrove, Greengates, Offers Over £189,950

*** UNEXPECTEDLEY RE-OFFERED TO MARKET***

* STONE THROUGH TERRACE * THREE BEDROOMS * VERY WELL PRESENTED *
* ENCLOSED REAR GARDEN * MODERN KITCHEN & BATHROOM * POPULAR LOCATION *
* CLOSE TO SHOPS/UTILITIES * GARDEN ROOM *

A fantastic opportunity for the first time buyer/professional couple to purchase this very well presented three bedroom terrace house. Occupying a much sought after position on the Leeds/Bradford border and a short distance to Apperley Bridge train station.

The property benefits from gas central heating, and upvc double glazing.

The 'ready to move into' accommodation briefly comprises entrance, lounge, modern white fitted kitchen, garden room, two first floor bedrooms and a modern house bathroom, together with a third bedroom to the second floor (accessed via bedroom two).

To the outside there is a small garden to the front and an enclosed garden, patio and garden hut to the rear.



Entrance

Lounge

13'2" x 13'2" (4.01m x 4.01m)

With a feature chimney breast, laminated wood floor, radiator.

Kitchen

13' x 10' (3.96m x 3.05m)

Modern white fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, breakfast bar, radiator and plumbing for auto washer.

Garden Room

With radiator and upvc patio doors to rear garden.

Cellar

First Floor Landing

Bedroom One

13'3" x 8'3" (4.04m x 2.51m")

With radiator.

Bedroom Two

10'10" x 10'10" (3.30m" x 3.30m")

With radiator, laminated wood floor. Access to attic bedroom.

Bathroom

Three piece modern white suite, tiled walls.

Second Floor

Attic Bedroom Three

15'3" x 13' (4.65m x 3.96m)

With radiator. Accessed from bedroom two.

Exterior

To the outside there is a small garden to the front and an enclosed garden, patio and garden hut to the rear.

Directions

From our office in Idle village take the right at the roundabout onto New St, continue onto Apperley Rd, turn right onto Leeds Rd/A657, continue to follow A657 for 0.6 miles, turn left onto Elder St, right onto Ashgrove and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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 plus)		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	
85	50		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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