



**Brisbane Avenue, Off Kings Road,
Reduced To £225,000**

**** SEMI DETACHED BUNGALOW ** FOUR BEDROOMS ** WELL PRESENTED THROUGHOUT **
** MODERN KITCHEN/BATHROOM ** GARDENS, GARAGE & PARKING ** VACANT ****

Superbly presented four bedroom semi detached bungalow.

The property has been modernised and updated by the current owners, including a full rewire to the property, to offer ready to move into accommodation.

Boasting family sized accommodation with two bedrooms on the first floor, modern fitted kitchen, and a house bathroom. Briefly comprising entrance hallway, kitchen, lounge, two ground floor bedrooms and a house bathroom. There are two further first floor bedrooms.

To the outside there are gardens with a driveway leading to a single garage.



Entrance Hall

Radiator.

Kitchen

10'11" x 10'8" (3.33m" x 3.25m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer, extractor fan and radiator.

Lounge

17'9" x 10'8" (5.41m" x 3.25m")

Two radiators and patio doors leading to rear.

First Floor Landing

Bedroom One

13'6" x 9'9" (4.11m" x 2.97m")

Radiator.

Bedroom Two

8'10" x 9'9" (2.69m" x 2.97m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

First Floor

Bedroom Three

12'6" max x 9'11" (3.81m" max x 3.02m")

Radiator and velux window.

Bedroom Four

12'1" max a 9'8" (3.68m" max a 2.95m")

Radiator.

Exterior

To the outside there are gardens with a driveway leading to a single garage.

Council Tax Band

C

Tenure

FREEHOLD.



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		
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@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