



Mirfield Avenue, Swain House,

£135,000

* SEMI DETACHED * THREE BEDROOMS * MODERN DINING KITCHEN * NO CHAIN *
* CUL-DE-SAC LOCATION * FAMILY SIZED * GARDENS * PARKING *

Ideal for first time buyer or young family, is this three bedroom semi detached house.

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

The good sized accommodation briefly comprises entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and parking.



Entrance

Lounge

13' x 13'4" (3.96m x 4.06m)

With a coal effect gas fire in feature fireplace surround, radiator.

Dining Kitchen

15'1" x 7'6" (4.60m x 2.29m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

First Floor Landing

Bedroom One

11'3" x 10' (3.43m x 3.05m)

With radiator.

Bedroom Two

11' x 9'5" (3.35m x 2.87m)

With radiator.

Bedroom Three

8'4" x 7'7" (2.54m x 2.31m)

With radiator.

Bathroom

Three piece white suite, part tiled walls.

Exterior

To the outside there are gardens and parking.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Road, take the right onto Swain House Cres, left onto Mirfield Ave and the property will 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	
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