



Hawthorn Drive,

£155,000

**** IMMACULATE ** IMMACULATE ** IMMACULATE ****

**** TOWN HOUSE ** THREE BEDROOMS ** RENOVATE & MODERNISED THROUGHOUT ****

**** NEW CARPETS ** MODERN KITCHEN & BATHROOM ** LANDSCAPED GARDEN ** NO CHAIN ****

Offering fantastic family sized accommodation and available with vacant possession is this delightful three bedroom semi detached house. Modernised throughout to provide "ready to move into" accommodation which benefits gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted dining - kitchen, three good sized first floor bedrooms and a modern white house bathroom. Outside are easy to maintain landscaped gardens and outhouse.

Viewing highly recommended!



Reception Hall

Radiator.

Lounge

14'1" into bay x 12'7" (4.29m" into bay x 3.84m")
Bay window and radiator.

Dining Kitchen

18'10" x 10'5" (5.74m" x 3.18m")
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, part tiled, radiator and upvc french door leading to rear.

First Floor Landing

Bedroom One

10'10" x 11'4" (3.30m" x 3.45m")
Radiator.

Bedroom Two

10'5" x 10'10" (3.18m" x 3.30m")
Radiator.

Bedroom Three

9'7" x 7'7" (2.92m" x 2.31m")
Radiator.

Bathroom

Modern three piece white suite comprising corner bath with shower over & screen, vanity sink unit, low flush wc, part tiled and heated towel rail.

Exterior

Lawned garden to the front with enclosed split level decked patio garden to rear and outhouse.

Council Tax Band

A

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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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