



Park View Road,

£149,950

*** THROUGH TERRACE * THREE BEDROOMS * NO ONWARD CHAIN *
* MODERN BATHROOM * GARDENS ***

Available with no onward chain, is this family sized three bedroom stone built through terrace.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, light oak effect fitted kitchen, basement cellar, two first floor bedrooms and a newly fitted house bathroom, together with an attic bedroom to the second floor (split into two rooms).

To the outside there are gardens.



Entrance

Lounge

11'8" x 12'3" (3.56m x 3.73m)

With bay window and radiator.

Kitchen

14'1" x 10'8" (4.29m x 3.25m)

Light oak effect fitted kitchen having a range of wall and base units incorporating sink unit, gas cooker, auto washer, radiator.

Cellar

First Floor Landing

Bedroom One

12'3" x 11'8" (3.73m x 3.56m)

With radiator and store cupboard.

Bedroom Two

11'4" x 6'5" (3.45m x 1.96m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls.

Second Floor

Overall Attic

19'10" x 10'6" (6.05m x 3.20m)

Split into two rooms. With radiator.

Exterior

To the outside there are gardens to both front and rear.

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 Rd, continue straight onto King's Rd, turn right onto Queen's Rd/A6177, right onto Manningham Ln/A650, left onto Oak Ln, right onto N Park Rd, left onto Park View Rd 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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk