



**Ashwell Road, Heaton,**

**£135,000**

**\* END COTTAGE \* TWO BEDROOMS \* NO CHAIN \* WELL PRESENTED \*  
\* LANDSCAPED GARDEN \* GREAT STARTER HOME \* MODERN KITCHEN & BATHROOM \***

Situated in the heart of Heaton village, is this delightful stone built through cottage.

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

The 'ready to move into' accommodation briefly comprises entrance, lounge with dining area, fitted kitchen, two first floor bedrooms and a modern house bathroom with white suite.

To the outside there is an enclosed landscaped garden.



## Entrance

## Lounge / Dining Area

15'7" x 21'4" (4.75m x 6.50m)

With electric fire in stone fireplace, two radiators.

## Kitchen

10'7" x 6'7" (3.23m x 2.01m)

Modern kitchen having a range of white wall and base units incorporating stainless steel sink unit, electric cooker, part tiled walls, radiator.

## First Floor

### Bedroom One

16' x 8'7" (4.88m x 2.62m)

With radiator.

### Bedroom Two

12'2" x 7'2" (3.71m x 2.18m)

With radiator.

## Shower Room

Modern three piece white suite comprising shower cubicle, low suite wc, wash basin, tiled walls and radiator.

## Exterior

To the outside there is a landscaped garden.

## Directions

From our office in Idle village proceed straight up the High Street, at the top proceed straight ahead onto Westfield Ln, turn right onto Wrose Rd, continue onto Gaisby Ln, go through the roundabout, turn right onto Canal Rd/A6037, take the slight left onto Frizinghall Rd, turn left to stay on Frizinghall Rd, turn right onto Keighley Rd/A650, left onto Emm Ln, right onto Ashwell Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-101)		A (92-101)	
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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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