



Exmouth Place, Bradford 3,

£165,000

* STONE BUILT TERRACE * FOUR BEDROOMS * OVER FOUR FLOORS * NO CHAIN *
* FAMILY SIZED * CONVERTED BASEMENT - TWO ROOMS * PARKING & GARDEN *

A fantastic opportunity for the growing family or first time buyer to purchase this substantial stone built through terrace. Benefits from gas central heating and upvc double glazing.

The spacious accommodation briefly comprises entrance porch, lounge, fitted dining kitchen, two converted basement rooms, two first floor bedrooms and house bathroom, together with two further attic bedrooms to the second floor.

To the outside there is is off-road parking to the front and a garden to the rear.



Entrance Porch

Lounge

12'7" x 11'2" (3.84m x 3.40m)
With laminated wood floor, radiator.

Dining Kitchen

12'8" x 12'6" (3.86m x 3.81m)
Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, deep fat fryer, electric griddle, part tiled walls and radiator.

Cellar

First Floor Landing

Cellar Room One

10'4" x 10'2" (3.15m x 3.10m)
With radiator.

Cellar Room Two

12'10" x 12' (3.91m x 3.66m)
With radiator.

Bathroom

Three piece white suite with over bath shower, part tiled walls and radiator.

Bedroom One

11'2" x 12'6" (3.40m x 3.81m)
With radiator.

Bedroom Two

10'6" x 8' (3.20m x 2.44m)
With radiator.

Second Floor

Bedroom Three

11'4" x 11'1" (3.45m x 3.38m)
With velux skylight and radiator.

Bedroom Four

12'3" x 11'4" (3.73m x 3.45m)
With radiator.

Exterior

To the outside there is off-road parking to the front and a garden to the rear.

Directions

From our office in Idle village take the 1st exit onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at the Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn right onto Bolton Rd/A6176, continue to follow Bolton Rd, take the left onto Exmouth Place 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
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