



Ravenscliffe Avenue, Ravenscliffe,

£120,000

*** SEMI DETACHED * TWO BEDROOMS * MODERN SHOWER ROOM * NO CHAIN *
* GARDENS * PARKING * IDEAL STARTER HOME ***

Available with no onward chain, is this two bedroom ex-council semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and a modern fitted shower room.

To the outside there are gardens and parking.



Entrance

With radiator.

Lounge

12'10" x 13'2" (3.91m x 4.01m)

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

Dining Kitchen

18' x 7'5" (5.49m x 2.26m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, store cupboard and radiator.

First Floor Landing

Bedroom One

16'2" x 8'8" (4.93m x 2.64m)

With built in wardrobes and radiator.

Bedroom Two

10'7" x 9'3" (3.23m x 2.82m)

With radiator.

Shower Room

Three piece modern white suite, part tiled walls and radiator.

Exterior

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

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd/A657, turn right onto Harrogate Rd/A658, left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Ave and the property will shortly 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) 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		

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