



**Ranelagh Avenue, Ravenscliffe,**

**£175,000**

**\* MODERN SEMI DETACHED \* THREE BEDROOMS \* GARDENS \* PARKING \***

**\* FAMILY SIZED \* ADJOINING CALVERLEY WOODS \* DOWNSTAIRS WC \* WELL PRESENTED \***

A fantastic opportunity for a growing family to purchase this delightful three bedroom semi detached house.

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

The "ready to move into" accommodation briefly comprises entrance, cloakroom/wc, open plan lounge/dining kitchen, three first floor bedrooms and house bathroom.

To the outside there are enclosed landscaped gardens and a driveway providing off road parking.





## Entrance

## Cloakroom

Low flush wc, pedestal wash basin and radiator.

## Open Plan Lounge / Dining Kitchen

25'4" 14'7" narrowing to 11'7" (7.72m 4.45m narrowing to 3.53m)

Lounge Area has a storage cupboard, radiator and upvc French doors leading to rear garden.

Dining Kitchen Area is fitted with a range of modern grey wall and base units incorporating stainless steel sink unit, electric oven & hob with extractor, integrated fridge, freezer & dishwasher.

## First Floor Landing

### Bedroom One

14'0" x 9'7" (4.27m x 2.92m")

With radiator.

### Bedroom Two

8'4" x 9'8" (2.54m x 2.95m")

With radiator.

### Bedroom Three

6'7" x 6'0" (2.01m x 1.83m")

With radiator.

## Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

## Loft

Access via pull down ladder.

## Exterior

To the outside there is parking for two cars together with an enclosed garden to rear.

## Directions

From our office in Idle village take the right onto New Street, proceed into Apperley Road, at the bottom take the right into Leeds Rd, proceed all the way through the traffic lights at Greengates and shortly after take the right into Redcar Rd, turn right onto Redcar Rd, right to stay on Redcar Rd and after 1/3 mile take the left onto Rimswell Holt, turn right onto Roundwood Glen, left onto Ranelagh Ave and the property will shortly be seen displayed via our For Sale board.

## 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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