



Ravenscliffe Avenue, Ravenscliffe,

£130,000

*** SEMI DETACHED * TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN *
* GARDENS * PARKING * IDEAL STARTER HOME ***

A fantastic opportunity for a first time buyer to purchase this modern two bedroom semi detached house.

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

The easy to maintain accommodation briefly comprises entrance hall, cloakroom/WC, open plan lounge/kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and parking.



Entrance Hall

With radiator.

Cloakroom/WC

With low suite wc and wash basin, radiator.

Open Plan Lounge / Kitchen

14'5" narrowing to 7'5" x 22'5" (4.39m narrowing to 2.26m x 6.83m)

Lounge area has a radiator and upvc French doors to rear garden.

Kitchen area is fitted with a modern range of oak wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, auto washer, dishwasher, part tiled walls.

First Floor Landing

Bedroom One

14'5" x 8'9" (4.39m x 2.67m)

With radiator.

Bedroom Two

14'7" x 7'6" (4.45m x 2.29m)

With radiator.

Bathroom

Three piece white suite, radiator.

Exterior

To the outside there is enclosed parking to the front and a lawned garden to the rear with patio.

Directions

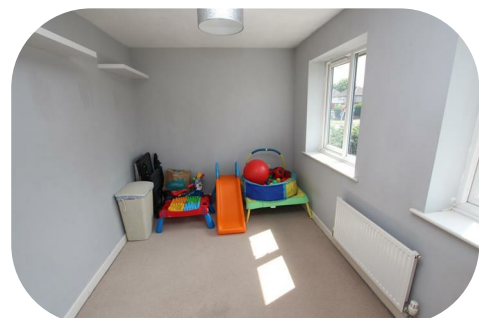
From our office in Idle village take the 1st exit onto Idlecroft Rd, turn right onto Bradford Rd, left onto Rowantree Dr, turn left to stay on Rowantree Dr, turn left onto Faltis Sq, continue straight onto Faltis, left onto Bank, right onto Harrogate Rd/A658, turn left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Ave, go through the roundabout 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		90	(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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