



Bowness Avenue, Ravenscliffe,

£109,950

**** SEMI DETACHED ** TWO BEDROOMS ** REQUIRES SOME MODERNISATION **
** DINING KITCHEN ** GARDENS ** OVER LOOKING PLAYING FEILDS ** NO CHAIN ****

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

The property would appeal to a number of buyers and is located within easy reach of amenities, shops and local schools.

The accommodation briefly comprises entrance, lounge, dining kitchen, wc, two first floor bedrooms and a house bathroom.

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



Entrance Vestibule

Lounge

14'7" x 12'5" (4.45m x 3.78m)

With electric fire.

Dining Kitchen

15' x 7'5" (4.57m x 2.26m)

With a range of fitted wall and base units incorporating stainless steel sink unit, cooker, double glazed window, gas wall heater.

WC

With low suite wc.

First Floor

Bedroom One

15'1" x 9'9" (4.60m x 2.97m)

With double glazed window and built in wardrobe.

Bedroom Two

9'2" x 10'8" (2.79m x 3.25m)

With double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, double glazed window.

Directions

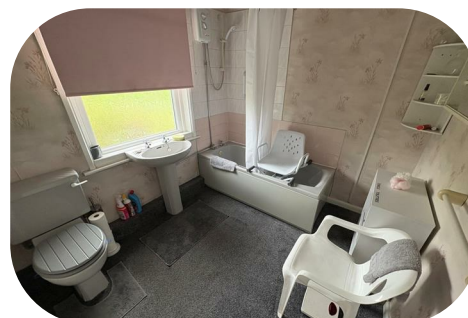
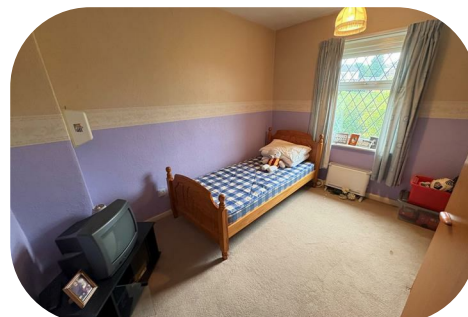
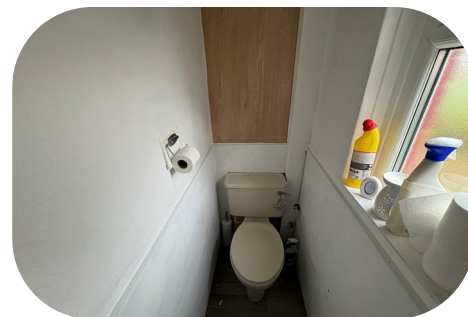
From our office in Idle village head south-east on The Grn towards Hampton Pl, The Grn turns left and becomes Albion Rd, turn left to stay on Albion Rd, right onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, turn right onto Orchard Grove, right onto Harrogate Rd, left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Av, right onto Bowness Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A/Bradford



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 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		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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