



**Amundsen Avenue,
£155,000**

**** SEMI DETACHED ** TWO BEDROOMS ** CUL-DE-SAC LOCATION ** GREAT STARTER HOME **
** MODERN KITCHEN/BATHROOM ** GOOD SIZED GARDENS ** SUMMER HOUSE ****

Fantastic opportunity for either first time buyer or someone downsizing to purchase this delightful two bedroom semi detached house. Benefits gas central heating, upvc double glazing and alarm system. The "ready to move into" accommodation briefly comprises entrance, lounge, dining-kitchen, two first floor bedrooms and a modern house bathroom. Outside there are good sized gardens and summerhouse.



Reception Hall

Lounge

15'5" x 10'8" (4.70m x 3.25m)

With a coal effect electric fire in feature fireplace surround, radiator.

Dining Kitchen

9'5" x 12'6" (2.87m x 3.81m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, gas cooker, breakfast bar island, store cupboard, radiator.

Summer House

Timber framed. With access to rear garden.

First Floor Landing

Bedroom One

15'6" x 9'8" (4.72m x 2.95m)

With radiator and store cupboard.

Bedroom Two

12'2" x 7'10" (3.71m x 2.39m)

With radiator.

Bathroom

Three piece modern white suite, tiled walls.

Exterior

To the outside there are good sized gardens to both front and rear with outhouse.

Directions

From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, turn right onto Swain House Cres, left onto Amundsen 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

