



Everest Avenue, Wrose,

£125,000

**** SEMI DETACHED ** THREE BEDROOMS ** REQUIRES MODERNISATION ****

**** NO CHAIN ** GOOD SIZED GARDENS ** FAMILY SIZED ****

Available with vacant possession is this delightful three bedroom semi detached house. Benefits gas central heating, double-glazing and briefly comprises reception hall, lounge, dining-kitchen, three first floor bedrooms, bathroom and separate w/c.

Outside are good sized gardens.



Reception Hall

With radiator.

Lounge

10'7" x 18'8" (3.23m x 5.69m)

With gas fire in feature fireplace surround, two radiators.

Dining Kitchen

13'4" x 11'1" (4.06m x 3.38m)

With wall and base cupboards incorporating stainless steel sink unit, gas cooker, radiator, store cupboard.

First Floor Landing

Bedroom One

10'2" x 12'9" (3.10m x 3.89m)

With radiator and built in wardrobes.

Bedroom Two

10'7" x 10'1" (3.23m x 3.07m)

With radiator.

Bedroom Three

7'6" x 8'4" (2.29m x 2.54m)

With radiator.

Bathroom

Two piece coloured suite.

Separate WC

With low suite wc.

Exterior

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

Directions

From our office in Idle village proceed straight onto High St, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Thornacre Rd, left onto Hillary Rd, right onto Everest 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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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