



Royd Moor Road, Tong,

£200,000

* SEMI DETACHED * THREE BEDROOMS * IDEAL STARTER HOME * WELL PRESENTED *
* MODERN KITCHEN & SHOWER ROOM * CLOSE TO AMENITIES * GARDEN * PARKING *

Viewing is essential to fully appreciate this immaculately presented three bedroom home, which would make an ideal purchase for a first-time buyer, young couple or family.

Offering stylish and well-maintained accommodation throughout, the property is ready to move straight into and enjoys the benefits of gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, modern fitted kitchen with a range of contemporary units, together with a delightful conservatory overlooking the rear garden. To the first floor are three bedrooms and a modern shower room - finished to a high standard. Externally, the property benefits from a garden to the rear providing excellent outdoor space for relaxing and entertaining, together with a driveway providing off street parking.

Situated within a popular residential location, conveniently placed for local amenities, schools and transport links, this superb home is sure to appeal to a wide variety of buyers and an early viewing is highly recommended.



Entrance Vestibule

With radiator.

Lounge

14'8" x 15' (4.47m x 4.57m)

Having a modern feature media wall and cabinets, radiator and double glazed window.

Breakfast Kitchen

15'3" x 9'4" (4.65m x 2.84m)

Modern fitted breakfast kitchen having a range of wall and base units incorporating sink unit, tiled splashback, plumbing for auto washer, oven, hob and extractor hood, breakfast bar, radiator and double glazed window.

Conservatory

10'4" x 8'8" (3.15m x 2.64m)

With radiator and French doors to rear garden.

First Floor

With storage and double glazed window. Access to loft via a pull down ladder.

Bedroom One

12'9" x 9'5" (3.89m x 2.87m)

With radiator and double glazed window.

Bedroom Two

11'3" x 8'6" (3.43m x 2.59m)

With radiator and double glazed window.

Bedroom Three

8'2" x 6'5" (2.49m x 1.96m)

With radiator and double glazed window.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior

To the outside there is a garden to the rear, together with a driveway providing off-road parking.

Directions

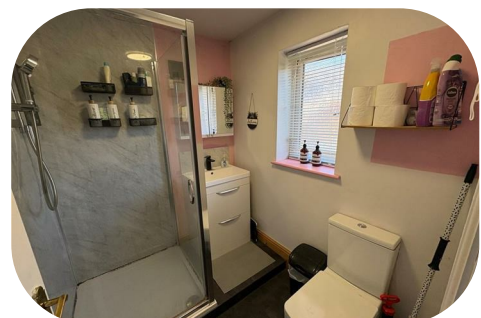
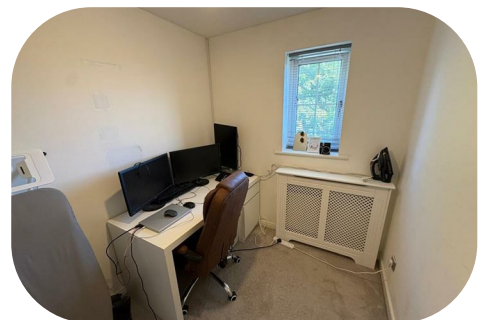
From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd West, at the roundabout take the 2nd exit and stay on Whitehall Rd West, at Birkenshaw Roundabout take the 1st exit onto Bradford Rd, take the slight left onto Tong St, turn right onto Holme Ln, turn right onto Royd Moor Rd.

TENURE

FREEHOLD

Council Tax Band

C / 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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