



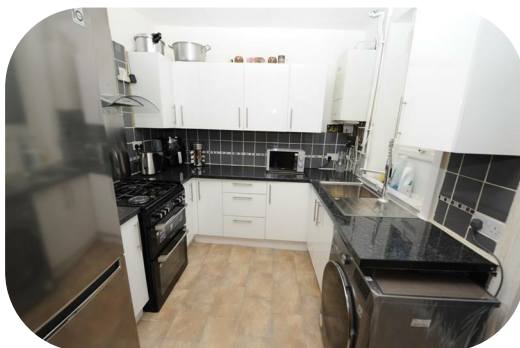
**Falmouth Avenue, Otley Road,**

**£120,000**

**\* THROUGH TERRACE \* STONE BUILT \* THREE BEDROOMS \* GREAT STARTER HOME \***

**\* MODERN KITCHEN & SHOWER ROOM \* CLOSE TO SHOPS & AMENITIES \***

Looking to buy your first home or wanting an investment property? Then this could be the house for you!! This stone built three bedroom through terrace benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern white fitted kitchen, two first floor bedrooms, shower room, together with a further attic bedroom to the second floor. To the outside there is a small front garden and a rear yard.





## Entrance

## Lounge

14'6" x 14'2" (4.42m x 4.32m)

With gas fire in modern fireplace surround, radiator.

## Kitchen

10'10" x 8'5" (3.30m x 2.57m)

Modern kitchen with a range of white wall and base units incorporating stainless steel sink unit, gas cooker, plumbing for auto washer, part tiled walls.

## First Floor Landing

With store cupboard.

## Bedroom One

11'6" x 8'5" (3.51m x 2.57m)

With built in wardrobe and radiator.

## Bedroom Two

11'5" x 8'8" (3.48m x 2.64m)

With radiator.

## Shower Room

Three piece white suite, part tiled walls.

## Second Floor

## Attic Bedroom Three

14'1" x 11'3" max (4.29m x 3.43m max)

With store cupboard and velux skylight.

## Exterior

To the outside there is a small garden to the front and a yard to the rear.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout and upon reaching Five Lane Ends roundabout take the 2nd exit onto Idle Rd, proceed straight ahead at Bolton Junction, turn right onto Otley Rd, right onto Prospect Rd, right onto Falmouth 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)