



**Granville Road, Frizinghall,
Offers Over £220,000**

* END TERRACE * FIVE BEDROOMS * FOUR FLOORS * TWO BATH/SHOWER ROOMS *
* TWO RECEPTION ROOMS * ONE LARGE FAMILY HOME * YARDS FRONT & REAR *

A spacious five bedroom stone built end terrace having generously proportioned accommodation over four floors.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, sitting room, kitchenette, lower floor dining kitchen, bedroom five with en-suite shower room, two first floor bedrooms and house bathroom, together with two further attic bedrooms to the second floor.

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



Reception Hall

With radiator.

Lounge

17'1" x 15'1" (5.21m x 4.60m)

With a coal effect gas fire in feature fireplace surround, bay window and radiator.

Sitting Room

14' x 13'9" (4.27m x 4.19m)

With gas fire in feature fireplace surround, radiator.

Lower Floor

Dining Kitchen

17'9" x 13'8" (5.41m x 4.17m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, six ring range style cooker, plumbing for auto washer.

Bedroom Five

16'3" x 13'9" (4.95m x 4.19m)

With gas fire. Access to rear garden. En Suite Shower Room;

En Suite Shower Room

Three piece suite.

First Floor Landing

Bedroom One

13'8" x 12'7" (4.17m x 3.84m)

With built in wardrobes, radiator.

Bedroom Two

13'7" x 13'6" (4.14m x 4.11m)

With gas fire and radiator.

Bathroom

Three piece white suite, tiled walls and heated towel rail.

Second Floor

Bedroom Three

17'6" x 14' (5.33m x 4.27m)

With radiator.

Bedroom Four

12'2" x 14' (3.71m x 4.27m)

With radiator.

Exterior

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

Directions

From our office in Idle village proceed straight up The High Street, continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, turn left onto Hollin Ln, left onto Festival Ave, right onto Crag Rd, sharp left onto Poplar Rd, continue onto Shipley Fields Rd, left onto Granville Terrace, continue onto Granville Rd.

TENURE

FREEHOLD

Council Tax Band

B / 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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
78	48		
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
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

