



Rock Terrace, Manningham,

£199,950

- * STONE THROUGH TERRACE * NO ONWARD CHAIN * FIVE BEDROOMS *
- * TWO RECEPTION ROOMS * CLOSE TO CITY CENTRE * GARDEN/YARD *

Available with no onward chain, is this substantial five bedroom stone built terrace.

Occupying an elevated position close to Bradford city centre and benefits gas central heating and upvc double glazing. The accommodation is set over three floors briefly comprising reception hall, lounge, sitting room, kitchen, basement cellar, three first floor bedrooms, bathroom and separate wc, together with two further attic bedrooms to the second floor.

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



Reception Hall

With radiator.

Lounge

13'10" x 14'9" (4.22m x 4.50m)

With a coal effect gas fire in marble fireplace surround, radiator.

Kitchen

10'3" x 12'8" (3.12m x 3.86m)

Fitted kitchen with a range of cream wall and base units incorporating laminated sink unit, integrated fridge, double oven and microwave.

Sitting/Dining Room

12'6" x 14' (3.81m x 4.27m)

With gas fire in marble feature fireplace surround, radiator.

Cellar

First Floor Landing

Bathroom

Having a corner bath, twin vanity sink unit, shower cubicle, heated towel rail.

Separate WC

With low suite wc and bidet.

Bedroom One

12'7" x 13'10" (3.84m x 4.22m)

With radiator.

Bedroom Two

14' x 11'8" (4.27m x 3.56m)

With radiator.

Bedroom Three

10'2" x 7'6" (3.10m x 2.29m)

With radiator.

Second Floor

Bedroom Four

10'5" x 6'8" (3.18m x 2.03m)

With radiator and velux skylight.

Bedroom Five

10'3" x 8'8" (3.12m x 2.64m)

With radiator and velux skylight.

Exterior

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

Directions

From our office in Idle village turn left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue onto King's Rd, right onto Queen's Rd, left onto Midland Rd, right onto Thornccliffe Rd and left onto Rear Rock Terrace.

TENURE

FREEHOLD

Council Tax Band

B



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	

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