Sugdens
Sales & Lettings

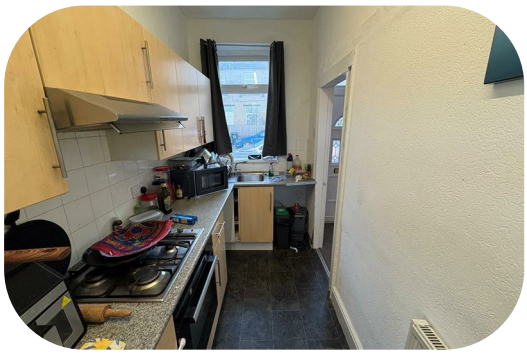


Walker Terrace, East Bowling,

£109,950

* * SEMI DETACHED * * TWO BEDROOMS * * IDEAL FOR FTB/INVESTOR * * YARD FRONT & REAR * *
This two bedroom semi detached property would make an ideal purchase for a FTB/Investor.
Situated on the outskirts of the City Centre so within easy reach of amenities, shops and bus routes.
Benefits from gas central heating and double glazing.
Briefly comprises of a entrance, lounge, kitchen, cellar, two first floor bedrooms and a house bathroom.
To the outside there is a yard to the front and rear.







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Entrance

Lounge
13'4" x 12'4" (4.06m x 3.76m)
With radiator.



Kitchen
16'5" x 5'1" (5.00m x 1.55m)
Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

Cellar

First Floor Landing
With radiator.



Bedroom One
13'3" x 9'3" (4.04m x 2.82m)
With radiator.

Bedroom Two
10' x 6'9" (3.05m x 2.06m)
With radiator.



Bathroom
Three piece white suite.

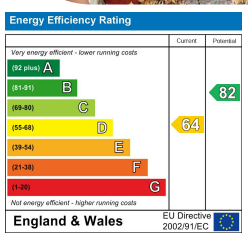
Exterior
To the outside there are yard areas to both front and rear.

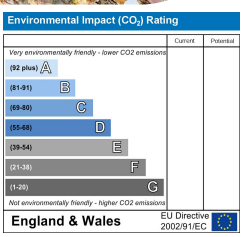
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 ramp to Bradford/Euroway Est, continue onto M606, after 2.1 miles use the left lane to turn right onto Chase Way/A6177, at Staithgate roundabout take the 1st exit onto Rooley Ln, turn left onto Parkway, right onto Parkside Rd, left onto Avenue Rd, at the roundabout turn right onto Bowling Park Dr, left onto Bowling Hall Rd, right onto Paley Rd, right onto Paley Terrace and Walker Terrace will be found.



TENURE
FREEHOLD

Council Tax Band





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.

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