



Roxburgh Grove, Allerton,

£144,950

* SEMI DETACHED * TWO DOUBLE BEDROOMS * MODERN KITCHEN & BATHROOM *
* GARDEN * DRIVE * VIEWS * CLOSE TO AMENITIES *

This well presented two double bedroom semi detached is ideally located for amenities, shops, primary & secondary schools.

Benefits from a far reaching views, modern fitted kitchen, bathroom, gas central heating and double glazing. The property would make an ideal purchase for a FTB/young family and briefly comprises entrance vestibule, lounge, breakfast kitchen, rear entrance, two first floor bedrooms and a modern bathroom. To the outside there are tiered gardens with decking, together with a driveway providing off street parking.



Entrance Vestibule

Lounge

13'6" x 12' (4.11m x 3.66m)

With living flame gas fire, radiator and double glazed window.

Breakfast Kitchen

12'1" x 8'8" (3.68m x 2.64m)

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

Rear Entrance

With tiled floor, plumbing for auto washer, door to rear.

First Floor

With useful storage cupboard, loft access.

Bedroom One

15' x 9'4" (4.57m x 2.84m)

With built in wardrobe, radiator, double glazed window enjoying far-reaching views.

Bedroom Two

11'8" x 8'9" (3.56m x 2.67m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

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

Directions

From our office on Queensbury High Street head towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, right onto Bracewell Ave, at the roundabout take the 1st exit onto Bell Dean Rd, left onto Roxburgh Grove 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 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
70		77			
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