



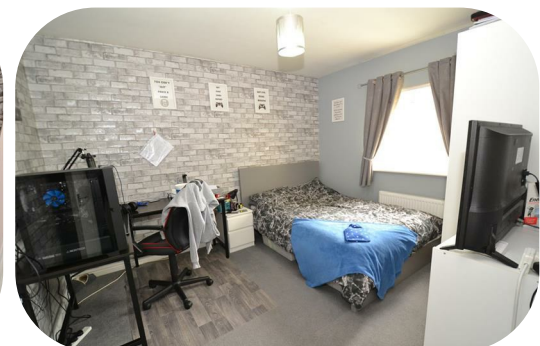
College Avenue, Lindley,

Asking Price £299,995

**** SEMI DETACHED ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** OVER THREE FLOORS **
** GARDENS, PARKING & GARAGE ** CUL-DE-SAC ** POPULAR LOCATION ****

Fantastic opportunity for a growing family to purchase this larger than average four bedroom semi-detached. Ideally located within just a short walk to the popular location of Lindley which boasts amenities, shops and well regarded schools.

The property benefits from two reception rooms, three bath/shower rooms, garage and garden to the rear. The property offers ideal family accommodation over three levels and would be an ideal commuter base, with proximity to the M62.



Entrance Hall

Useful storage cupboard and radiator.

W/C

White two piece suite comprising low flush wc, pedestal wash basin and radiator.

Bedroom Four

16'9" x 9'8" (5.11m" x 2.95m")

Radiator.

Sitting Room

11'0" x 16'8" (3.35m" x 5.08m")

Radiator and french doors leading to rear.

First Floor Landing

Dining - Kitchen

18'4" x 9'9" (5.59m" x 2.97m")

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

L Shaped Lounge

18'1" x 18'5" (5.51m" x 5.61m")

Two radiators.

Second Floor Landing

Storage cupboard.

Bedroom One

13'6" x 9'8" (4.11m" x 2.95m")

Built in wardrobe and radiator.

En Suite

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and extractor fan.

Bedroom Three

7'10" x 8'0" (2.39m" x 2.44m')

Radiator.

Bedroom Two

10'0" x 11'6" (3.05m" x 3.51m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

Exterior

To the outside there is a tiered garden to the rear with patio,

Directions

From Ainley Top roundabout take the 4th exit onto Halifax Rd/A629, after 0.7 miles turn right onto East St, left onto College Ave, turn right to stay on College Ave.

Council Tax Band

D

Tenure

FREEHOLD.



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	
(13-38) F		(13-38) F	
Not energy efficient - higher running costs (1-12) G		Not environmentally friendly - higher CO ₂ emissions (1-12) G	
78	85		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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