



Dovesdale Road, Little Horton,

£135,000

**** MID TOWN HOUSE ** THREE BEDROOMS ** IDEAL FOR FTB/YOUNG FAMILY ****

**** DINING KITCHEN ** FRONT & REAR GARDEN ** POPULAR LOCATION ****

An excellent opportunity for a FTB/Young Family to purchase this three bedroom mid townhouse.

Located within easy reach of amenities, shops, local schools and excellent motorway links.

Benefits from GCH, DG and a garden to the rear.

The accommodation briefly comprises of a vestibule, lounge, dining kitchen, three first floor bedrooms and a shower room.

To the outside there is a garden to front and rear with a space for a garage to the rear.



Entrance

Lounge

13'2" x 11'8" (4.01m" x 3.56m")
Coal effect gas fire with feature fireplace surround and radiator.

Dining Kitchen

10'4" x 15'2" (3.15m" x 4.62m")
Fitted wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

13'6" x 9'8" (4.11m" x 2.95m")
Sliding wardrobes and radiator.

Bedroom Two

10'2" x 9'8" (3.10m" x 2.95m")
Radiator.

Bedroom Three

7'0" x 5'1" (2.13m" x 1.55m")
Radiator.

Shower Room

Modern three piece suite comprising shower cubicle, low flush wc, wash basin and radiator.

Exterior

Enclosed garden to front and rear.

Council Tax Band

A

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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			England & Wales		
EU Directive 2002/91/EC			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



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

