



**Roundwood Avenue, Ravenscliffe,**

**£140,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* NO CHAIN \*\* CLOAKROOM \*\*  
\*\* GARDENS \*\* GREAT STARTER HOME \*\* VACANT \*\***

Available with vacant possession and no onward chain is this three bedroom semi detached house. Benefits gas central heating (not tested), upvc double glazing and briefly comprises reception hall, lounge, dining - kitchen and cloakroom. Three first floor bedrooms and a house bathroom. Outside are gardens.



## Entrance Hall

## Cloakroom

Low flush wc and wash basin.

## Lounge

15'9" x 10'6" (4.80m" x 3.20m")

Laminate wood floor and upvc door leading to rear garden.

## Kitchen

16'5" x 9'2" (5.00m" x 2.79m")

Fitted wall and base units incorporating stainless steel sink unit and storage cupboard.

## First Floor Landing

## First Floor Landing

## Bathroom

Three piece suite.

## Bedroom One

12'6" x 10'10" (3.81m" x 3.30m")

## Bedroom Two

## Bedroom Three

7'7" x 6'7" (2.31m" x 2.01m")

## Exterior

Gardens.

## 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-91)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
78	83		
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](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)