Sugdens
Sales & Lettings



Bolland Buildings, Low Moor

Reduced £260,000

** STONE SEMI DETACHED ** THREE BEDROOMS + OCCASIONAL ROOM ** TWO RECEPTION ROOMS ** TWO BATH/SHOWER ROOMS ** BACKWATER LOCATION * GARDENS * GARAGE * EXCELLENT COMMUNTER LINKS * NO CHAIN *

Undoubtedly one of the finest properties in the locality and tucked away down this backwater location, is this three bedroom + occasional room stone built semi detached.

Well presented throughout and benefitting from two reception rooms, two bath/shower rooms, multi fuel fire, gas central heating, double glazing, gardens and garage.

Being ideally located for anybody looking for commuter links with the M62, Low Moor Train Station and schools close by. The property also backs on to a nature reserve.

To the outside there are stunning gardens to front and rear with lawn, patio, borders and shrubs. There is also a single garage to the side of the property.

Viewing is essential to appreciate accommodation on offer!











Entrance Hall
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled jacuzzi bath, vanity sink unit, low flush wc, tiled walls, radiator and double glazed window.

Lounge
18'9" x 14'5" (5.72m x 4.39m)
Having a 'Hunters' multi fuel fire in fireplace surround, radiator, double glazed window, French doors to rear garden.

Dining Room
11'1" x 14'8" (3.38m x 4.47m)
With a living flame gas fire set in an Inglenook fireplace, radiator and French doors leading to a small cottage courtyard and also leads to a larger lawned garden.

Kitchen
8'9" x 9' (2.67m x 2.74m)
With fitted wall and base units incorporating sink unit, tiled splashback, integrated dishwasher, washing machine, range style cooker and American style fridge/freezer, stone flagged floor and double glazed window.

Rear Vestibule
With radiator.

First Floor Landing
With built in storage cupboard, radiator and double glazed window.

Bedroom One
14'9" x 12'3" (4.50m x 3.73m)
With built in wardrobes, radiator and two double glazed windows.

Bedroom Two
10'2" x 8'9" (3.10m x 2.67m)
Fitted wardrobes with radiator and double glazed window.

Bedroom Three
9'2" x 6'5" (2.79m x 1.96m)
With radiator and double glazed window.

'Jack & Jill' Shower Room
Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.











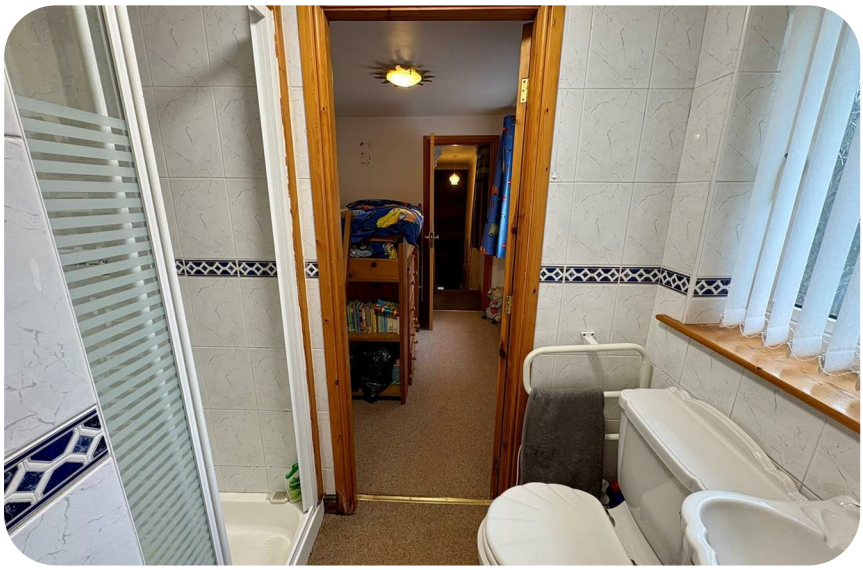
Occasional Room
5'9" x 6'1" (1.75m x 1.85m)
With useful storage and velux window.

Exterior
To the outside there are enclosed gardens to front and rear with well stocked borders, shrubs, lawn and patio area, together with a detached garage.

Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn right onto Lockwood St, right onto Bolland St and Bolland Buildings will be seen where the property is displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B







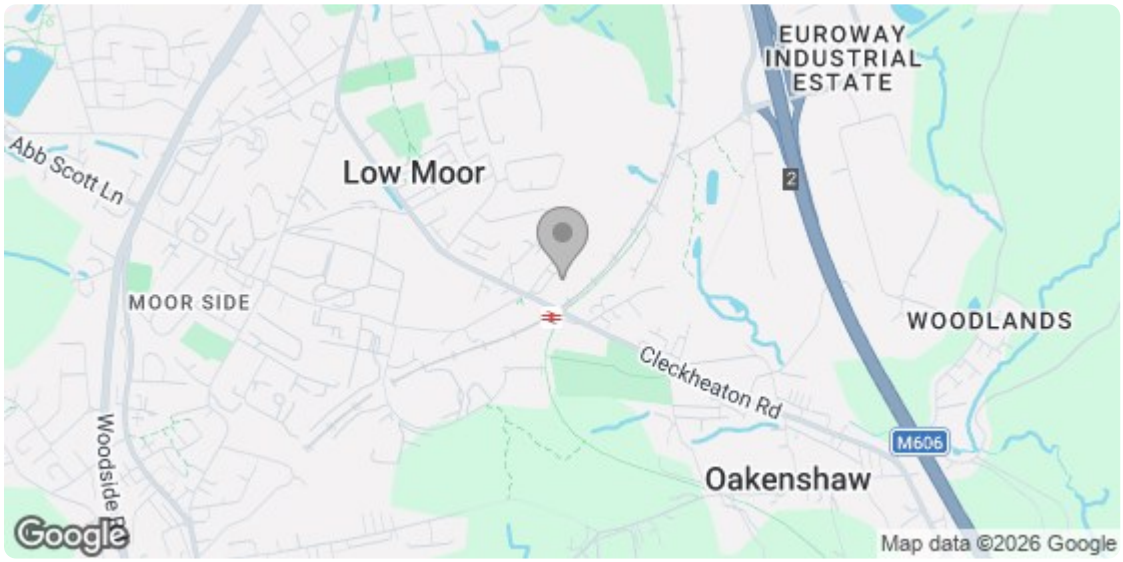


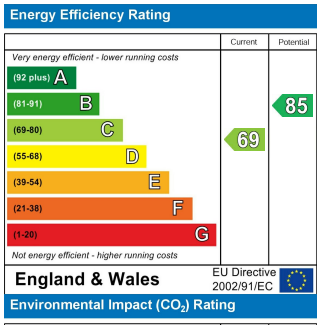
Bolland Buildings, BD12

Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1173024)





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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service