Sugdens
Sales & Lettings

Vernon Place, Undercliffe,

£85,000

Sugdens are now in receipt of an offer for the sum of £87,000 for 14 Vernon Place BD2 4QN.

Anyone wishing to place an offer on the property should contact Sugdens, 8 The Green BD10 9PR 01274 619999 before exchange of contracts.

** THROUGH TERRACE ** STONE BUILT ** THREE BEDROOMS **
** IN NEED OF MODERNISATION/REPAIR ** NO CHAIN **
** CLOSE TO LOCAL AMENITIES ** SOLD AS SEEN **
Available with vacant possession is this three bedroom through terrace benefiting from gas central heating (not tested) UPVC double glazing.
The accommodation over two floors briefly comprises entrance porch, lounge, kitchen, three bedrooms on the first floor, plus house bathroom.
Outside of the property is a rear yard.

Entrance Porch

Lounge
13'4 x 14'7 (4.06m x 4.45m)

Kitchen
15'4 x 7'3 (4.67m x 2.21m)
Wall and base units and Stainless Steel sink and drainer.

First Floor Landing

Bedroom One
9'8 x 11'1 (2.95m x 3.38m)

Bedroom Two
11'6 x 11'8 (3.51m x 3.56m)

Bedroom Three
6'2 x 11'4 (1.88m x 3.45m)

Bathroom
Three piece suite.

External
Small garden to the front and yard to the rear.

PLEASE NOTE
All services/appliances have not and will not be tested.

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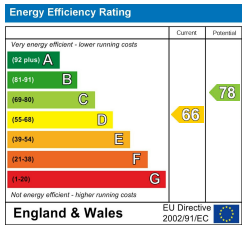

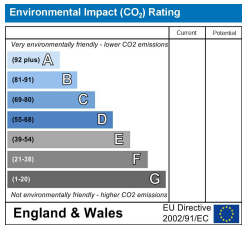

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.

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The Property Ombudsman
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DPS The Deposit Protection Service