



Loweswater Avenue, Woodside,

£110,000

**** CALL SUGDENS TO BE THE 1ST TO VIEW ON 01274 888998 ****

**** DETACHED ** THREE BEDROOMS ** IDEAL FAMILY HOME ** TWO RECEPTION ROOMS ** WELL PRESENTED ****
FANTASTIC OPPORTUNITY for a FTB/Young Family/Couple to purchase this this THREE BEDROOM DETACHED property. The IMMACULATELY PRESENTED home is situated in a sought after location with amenities and shops close by. Boasting TWO RECEPTION ROOMS and both gas central heating and double glazing the property offers 'Ready to move into Accommodation'. Briefly comprising of a entrance hall, lounge, kitchen, dining room, cloaks w/c, three first floor bedrooms and a house bathroom. To the outside there is a low maintenance garden with a DRIVEWAY providing off street parking.



Fantastic opportunity for a FTB/Young Family/Couple to purchase this three bedroom detached property. The immaculately presented home is situated in a sought after location with amenities and shops close by. Boasting two reception rooms, Offering 'Ready to move into Accommodation' and benefits from both gas central heating and double glazing. Briefly comprising of a entrance hall, lounge, kitchen, dining room, cloaks w/c, three first floor bedrooms and a house bathroom. To the outside there is a low maintenance garden with a driveway providing off street parking.

Entrance

Lounge

With two radiators, upvc French doors to rear garden.

Kitchen

Modern white high gloss fitted kitchen having a range of wall and base units incorporating laminated sink unit, plumbing for auto washer, electric oven and hob, tiled floor and radiator.

Dining Room

With radiator.

Cloakroom

With low suite wc and hand basin.

Bedroom One

With built in wardrobes and radiator.

Bedroom Two

With radiator.

Bedroom Three

With radiator.

Bathroom

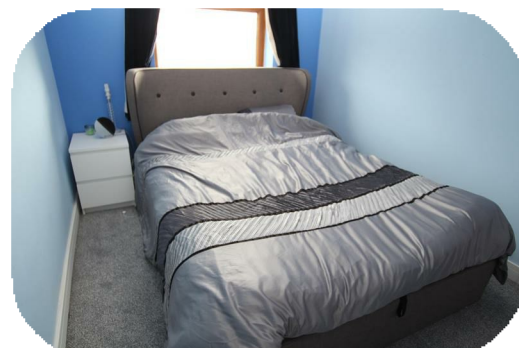
Three piece modern white suite with over bath shower and screen.

Exterior

To the outside there are gardens and parking.

Directions

From our office on Queensbury High Street head east on High St towards Brighouse Rd/A644, at the traffic lights turn right at the first cross street onto Brighouse Rd/A644, continue to follow A644 for 1.8 miles, at the roundabout take the first exit onto Halifax Rd/A6036 and continue for 1.3 miles, turn right onto Meadway, turn right onto Loweswater Ave, turn left to stay on Loweswater Ave and the property will shortly be seen displayed via our For Sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		50	64

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