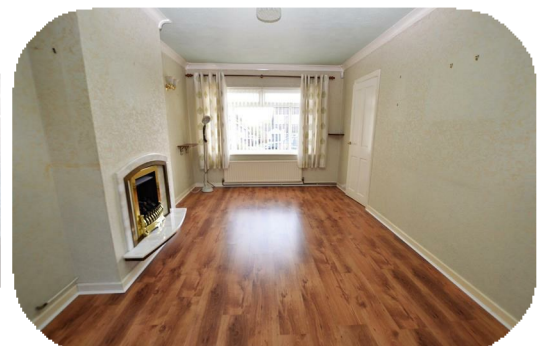
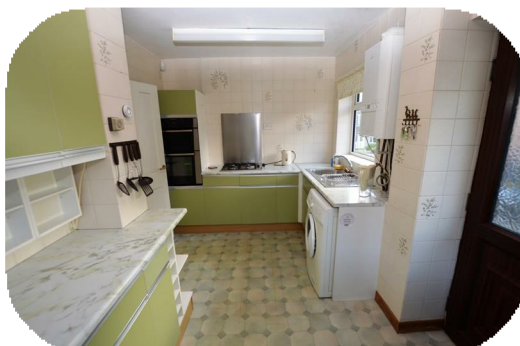




**Garthwaite Mount, Allerton,**  
**Offers In Excess Of £140,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* LOUNGE/DINER \*\* GARDENS \*\* DRIVEWAY & GARAGE  
\*\***

Available with "NO CHAIN" and offering FANTASTIC FAMILY SIZED accommodation is this DELIGHTFUL THREE BEDROOM SEMI DETACHED. Occupying a lovely cul-de-sac setting and benefits gas central heating, upvc double glazing and alarm system. The accommodation briefly comprises: Reception hall, lounge/diner and kitchen. To the first floor there are three bedrooms, house bathroom to the ground floor. Outside there are GOOD SIZED GARDENS, DRIVEWAY and GARAGE.





Available with "NO CHAIN" and offering fantastic family sized accommodation is this delightful three bedroom semi-detached. Occupying a lovely cul-de-sac setting and benefits gas central heating, upvc double glazing and alarm system. The accommodation briefly comprises: Reception hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a house bathroom. Outside there are good sized gardens, driveway and garage. **VIEWING ESSENTIAL!!**

**Hallway**

With gas central heating radiator and under stairs storage.

**Lounge/diner**

21'10" x 10'2" (6.65m x 3.10m )

Wall mounted living flame gas fire, two double glazed window and two gas central heating radiators.

**Kitchen**

13'8" x 8'4" (4.17m x 2.54m )

Fitted wall and base units, stainless steel sink unit, tiled splash, plumbing for automatic washing machine, double oven, hob, dishwasher, upvc door leading to the rear.

**Shower room**

Modern three piece suite comprising: shower cubicle, vanity sink unit, low flush wc, tiled walls and floor, towel radiator and double glazed bay window.

**First floor landing**

Double glazed window,

**Bedroom One**

12' x 9'8" (3.66m x 2.95m )

Fitted wardrobe, storage cupboard, gas central heating radiator and double glazed window.

**Bedroom Two**

11'9" x 7'10" (3.58m x 2.39m )

Fitted wardrobe, gas central heating radiator and double glazed window.

**Bedroom Three**

8'6" x 7'11" (2.59m x 2.41m )

With gas central heating radiator and double glazed window.

**Exterior**

To the outside there is an enclosed lawned and patio garden to the rear. A driveway leading to a single garage.

**DISCLAIMER**

Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

**Directions**

From Queensbury office take Carter Lane, Cockin Lane, Chat Hill Road and Allerton Lane to Hill Top Lane in Allerton Turn right onto Hill Top Lane Turn right onto Allerton Road Continue on Meadowbank Avenue. Take Aynsley Grove to Leyside Drive onto Garthwaite mount where the property will be distinguishable by our for sale sign.



**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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	
(92 plus) A	86	(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		Not environmentally friendly - higher CO <sub>2</sub> emissions	

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)



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

