



## Wesley Avenue, Low Moor

**£154,995**

**\*\* SEMI DETACHED \*\* LOUNGE/DINER \*\* CONSERVATORY \*\* THREE BEDROOMS \*\* GARAGE \*\* GARDEN \*\***

This **THREE BEDROOM SEMI DETACHED** property occupies a popular location within easy access for local **AMENITIES, SCHOOLS** and is also just a short drive away from the **LOW MOOR TRAIN STATION** and **M62/M606** motorway network links.

Situated in a popular and convenient location the home would be sure to attract a number of buyers. Briefly comprising hallway, lounge/diner, kitchen, conservatory, three first floor bedrooms and house bathroom. To the outside there are **GARDENS** to the rear with a **DRIVEWAY** leading to a **SINGLE GARAGE**.





This three bedroom semi detached property occupy's a popular location within easy access for local amenities, schools and is also just a short drive away from the Low Moor Train station and M62/M606 motorway network links. Situated in a popular and convenient location the home would is sure to attract a number of buyers. Briefly comprising hallway, lounge/diner, kitchen, conservatory, three first floor bedrooms and house bathroom. To the outside there are gardens to the rear with a driveway leading to a single garage.

### Reception Hal

Having a radiator.

### Lounge

21' x 11'7" (6.40m x 3.53m)

Having a coal effect gas fire, modern feature fireplace surround, cornice to the ceiling, radiator, double glazed window and patio doors leading to the conservatory.

### Kitchen

14' x 8'2" (4.27m x 2.49m)

Having modern cream wall and base units, complementary worktops, laminate sink unit, gas range cooker, part tiled walls, tiled floor, plumbing for an automatic washing machine, spot lights and a double glazed window.

### Conservatory

10' x 9'9" (3.05m x 2.97m)

Having a tiled floor.

### First Floor Landing

Having a double glazed window.

### Bedroom One

11'9" x 11'2" (3.58m x 3.40m)

Having a double glazed window and radiator.

### Bedroom Two

11'7" x 9'4" (3.53m x 2.84m)

Having a double glazed window and radiator.

### Bedroom Three

7'7" x 6'9" (2.31m x 2.06m)

Having a double glazed window and radiator.





### Bathroom

Fitted with a modern white three piece suite, comprising low flush Wc, panelled bath with thermostatic over and glass shower screen, vanity sink unit, chrome heated towel rail, tiled walls, spot lights and a double glazed window.

### External Details

To the front of the property there is a block paved driveway providing off street parking leading to a single garage and a lawned area with borders having mature hedging. To the rear of the property there is an enclosed garden with patio and decking area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**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.

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