



## Swain House Road, Swain House

**£129,950**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* SUMMER HOUSE/GAMES ROOM \*\* MODERN BATHROOM \*\*  
\* REAR PORCH / SMALL CONSERVATORY \* CONVERTED LOFT \* GARDENS & PARKING \***

A fantastic opportunity for the first time buyer or family to purchase this three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

Entrance, lounge, medium oak effect fitted dining kitchen, small conservatory/rear porch, three first floor bedrooms, modern white house bathroom, together with a converted loft accessed via a pull down ladder.

To the outside there are gardens, parking and a large summer house.





Three bedroom semi detached house  
Ideal FTB/family.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, medium oak effect fitted dining kitchen, small conservatory/rear porch, three first floor bedrooms, modern white house bathroom, together with a converted loft accessed via a pull down ladder.  
To the outside there are gardens, parking and a large summer house.

### Entrance

With radiator.

### Lounge

15' x 13'1" (4.57m x 3.99m )

Having a coal effect gas fire in feature fireplace surround, laminated wood floor, radiator and store cupboard.

### Dining Kitchen

18' x 7'7" (5.49m x 2.31m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, plumbing for auto washer, part tiled walls and radiator.

### Conservatory / Rear Porch

7'1" x 7' (2.16m x 2.13m)

With radiator.

### First Floor Landing

### Bathroom

Three piece modern white suite, tiled walls and radiator.

### Bedroom One

13' x 10' (3.96m x 3.05m)

With radiator.

### Bedroom Two

10'10" x 9'5" (3.30m x 2.87m)

With radiator.

### Bedroom Three

8'3" x 7'8" (2.51m x 2.34m)

With radiator.







### Loft

9'10" x 12' (3.00m x 3.66m)

Accessed via a pull-down ladder. With velux skylight.

### Exterior

To the outside there is a lawned garden to the front with driveway, enclosed lawned and patio garden to the rear with out house.

### PLEASE NOTE

This property has a video tour. 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.

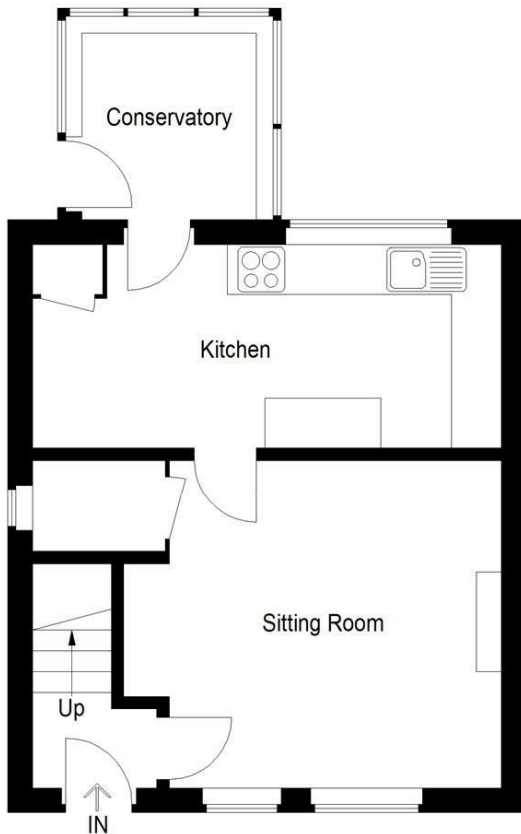
### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Road where the property will shortly be see displayed via our For Sale board.

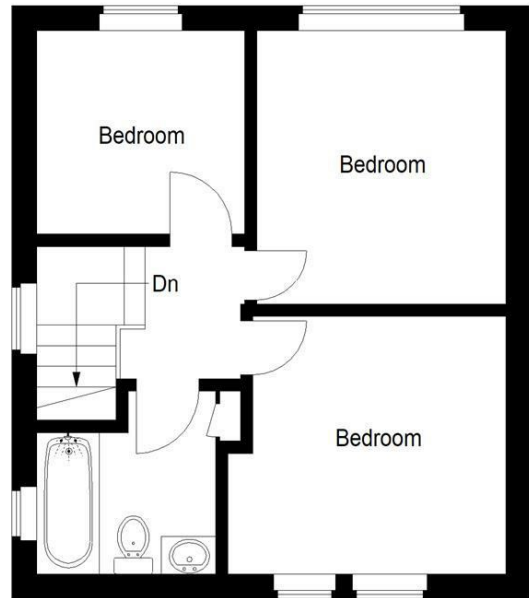


# Swain House Road, BD2

Approximate Gross Internal Area  
79.7 sq m / 858 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 720185)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

## 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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