



Vernon Place, Undercliffe,

£85,000

**** THROUGH TERRACE ** STONE BUILT ** THREE BEDROOMS ****

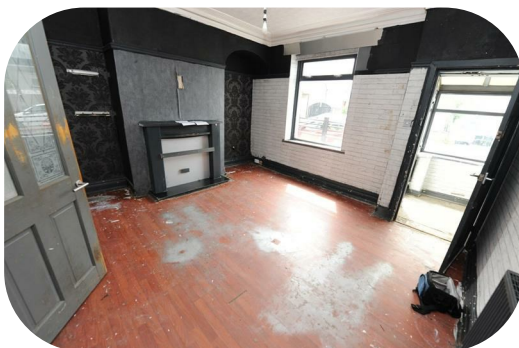
**** IN NEED OF MODERNISATION/REPAIR ** NO CHAIN ****

**** 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.

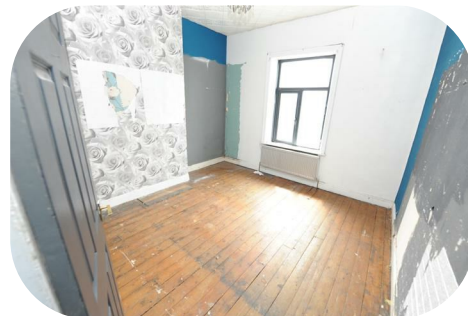
PLEASE NOTE

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

PUBLIC NOTICE

Sugdens are now in receipt of an offer for the sum of £90,000 for 14 Vernon Place BD2 4QN.

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



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.

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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

