Sugdens
Sales & Lettings



Amundsen Avenue, Swain House,

£159,950

* SEMI DETACHED * TWO BEDROOMS * CUL-DE-SAC LOCATION * GREAT STARTER HOME *
* LIGHT OAK EFFECT FITTED KITCHEN * GOOD SIZED GARDEN * CLOAKROOM/WC *
Looking for your first home or wanting to downsize? This could be the property for you!!
This delightful two bedroomed semi detached house benefits from gas central heating, upvc double glazing and alarm system.
The well presented accommodation briefly comprises entrance, lounge, fitted dining kitchen, downstairs cloakroom/wc, two first floor bedrooms and a house bathroom with white suite.
To the outside there are good sized lawned gardens.
Viewing is highly recommended.







Entrance

Cloakroom/WC
With low suite wc.

Lounge
11'1" x 15'5" (3.38m x 4.70m)
Having a modern black glass log effect gas fire, laminated wood floor, radiator.

Dining Kitchen
15'3" x 6'6" (4.65m x 1.98m)
Light oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, part tiled walls, radiator and store cupboard.

First Floor Landing

Bedroom One
15'5" x 9'8" (4.70m x 2.95m)
With radiator.

Bedroom Two
12'1" x 8'7" (3.68m x 2.62m)
With radiator and store cupboard.

Bathroom
Three piece white suit, tiled walls and radiator.

Exterior
To the outside there are good sized gardens to both front and rear.

Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 4th exit onto Wrose Rd, left onto Wrose Ave, continue straight onto Amundsen Ave.

TENURE
FREEHOLD

Council Tax Band
A / Bradford



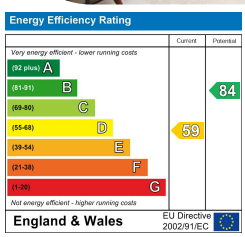


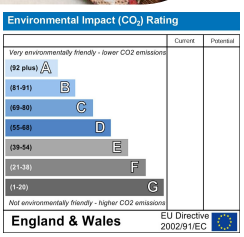






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.





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