



Toftshaw Lane, East Bierley,

£165,000

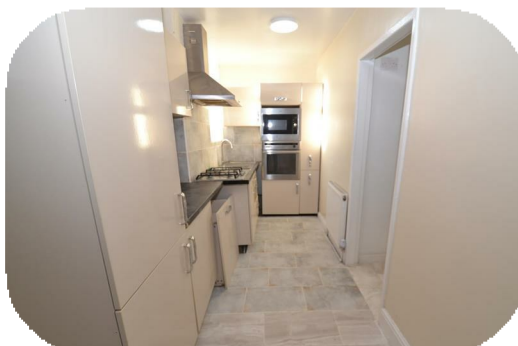
* TERRACE COTTAGE * TWO BEDROOMS * POPULAR LOCATION * IDEAL FOR DOWNSIZING *
* GARDEN * OFF-STREET PARKING * NO ONWARD CHAIN *

Conveniently located in the sought after semi rural village location of East Bierley is this two bedroom cottage property. The property would make an ideal purchase for a number of buyers, particularly anybody downsizing!!

Benefits from a dining kitchen, gas central heating and double glazing.

The accommodation briefly comprises lounge, dining kitchen, two bedrooms, house bathroom and an occasional loft room.

To the outside there is a low maintenance garden to the rear with a off street parking to the front.



Lounge

14'11" x 14' (4.55m x 4.27m)

With radiator and double glazed window.



Dining Kitchen

20'10" x 6'1" (6.35m x 1.85m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback and floor, oven, hob and extractor hood, integrated microwave, radiator and double glazed window.

Bedroom One

11'6" x 10'1" (3.51m x 3.07m)

With radiator and French doors.



Bedroom Two

9'8" x 5'9" (2.95m x 1.75m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, vanity sink unit, low suite wc, towel radiator and double glazed window.

Loft

18'2" max x 9'11" max (5.54m max x 3.02m max)

Accessed via a pull down ladder. With radiator and velux window.



Exterior

To the outside there is a low maintenance garden to the rear and off-road parking to the front.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, left onto Hunsworth Ln, take the sharp left onto South View Rd, continue onto Raikes Ln, left onto Toftshaw Ln, turn left to stay on Toftshaw Ln and the property will shortly be seen displayed via our For Sale board.



TENURE

FREEHOLD

Council Tax Band

B



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F 1-20 G <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F 1-20 G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	83		
	56		
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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



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

