



Clement Street, Girlington,

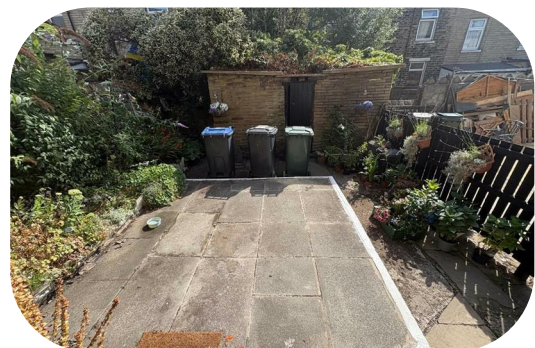
£79,950

* REAR TERRACE * TWO BEDROOMS * OVER THREE FLOORS * SMALL GARDEN *
* CLOSE TO AMENITIES & BUS ROUTES * OUTBUILDING *

This two bedroom rear terrace property would make an ideal property for a number of buyers. Having accommodation over three floors and ideally located within easy reach of amenities, shops and bus routes.

The accommodation briefly comprises lounge, kitchen, cellar, first floor bedroom and house bathroom. To the attic there is a further second bedroom.

To the outside there is a garden with outbuilding.



Lounge

14'6" x 13'7" (4.42m x 4.14m)

With living flame gas fire in fireplace surround.

Kitchen

10'2" x 5'6" (3.10m x 1.68m)

With wall and base units incorporating stainless steel sink unit, cooker point and plumbing for auto washer.

Cellar

Useful storage.

First Floor

Bedroom One

14' x 10' (4.27m x 3.05m)

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Second Floor

Attic Bedroom Two

18'4" x 9'8" (5.59m x 2.95m)

With velux window.

Exterior

To the outside there is a patio with borders and an outhouse.

Directions

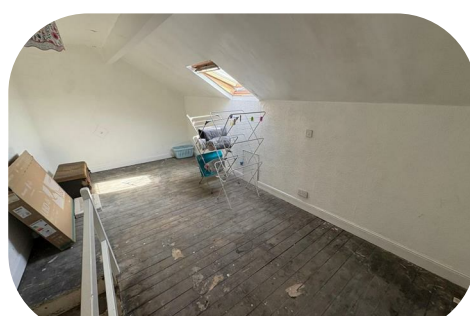
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 0.7 miles, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout continue straight onto Bradford Rd, continue onto Clayton Rd, left onto Cemetery Rd, continue straight onto Allerton Rd, go through the roundabout, at the roundabout make a U-turn to stay on Allerton Rd, at the roundabout take the 1st exit onto West Park Rd, right onto Clement St.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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