Sugdens
Sales & Lettings



Hollin Terrace, Shipley,

£130,000

* MID TERRACE * TWO DOUBLE BEDROOMS * IDEAL STARTER HOME *
* MODERN KITCHEN & BATHROOM * REAR PATIO GARDEN *
Two double bedroom terrace located on the outskirts of Shipley town centre.
The property would appeal to a FTB/Young Couple/Investor.
Benefits from a modern fitted kitchen, house bathroom, gas central heating and double glazing.
Briefly comprises lounge, dining kitchen, cellar, two first floor bedrooms, house bathroom and separate wc.
To the outside there is a patio garden to the rear.







Entrance

Lounge
14'5" x 14'9" (4.39m x 4.50m)
Having a black glass electric fire, laminated wood floor and radiator.



Dining Kitchen
11'9" x 10'9" (3.58m x 3.28m)
Walnut effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, radiator.

Cellar
Ideal for storage.



First Landing
With store cupboard.

Separate WC
With low suite wc.

Bedroom One
14'5" x 8'8" (4.39m x 2.64m)
With radiator.



Bedroom Two
10'8" x 9'5" (3.25m x 2.87m)
With radiator.

Bathroom
Two piece modern white suite, part tiled walls and heated towel rail.



Loft
Part boarded. Accessed via a pull down ladder.

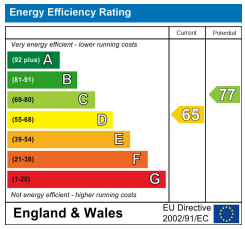
Directions
From our office in Idle village continue straight up The High Street, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, left onto Hollin Ln, left onto Festival Ave, right onto Crag Rd, right onto Hollin Rise, left onto Hollin Terrace.

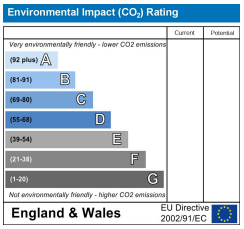
TENURE
FREEHOLD

Council Tax Band
B / 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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