



**Glenside Avenue, Shipley,**

**£169,950**

**\* INNER TOWN HOUSE \* TWO BEDROOMS \* EXTENDED \* READY TO MOVE INTO \*  
\* THACKLEY/SHIPLEY BORDER \* GARDEN \***

Providing 'ready to move into' accommodation is this very well presented two bedroom inner town house. Benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and modern bathroom.

There is a garden to the front, together with a lawned and patio garden to the rear.



## Entrance

## Lounge

13'5" x 11'9" (4.09m x 3.58m)

Having a stainless steel pebble effect electric fire in modern fireplace surround, radiator.

## Dining Kitchen

16'8" x 12'8" (5.08m x 3.86m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, fridge freezer, dishwasher, radiator and store cupboard.

## First Floor Landing

## Bedroom One

15'7" x 10'3" (4.75m x 3.12m)

With built in cupboard, radiator.

## Bedroom Two

10'6" x 8'1" (3.20m x 2.46m)

With radiator.

## Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

## Exterior

To the outside there is a garden to the front and a lawned garden to the rear with patio.

## Directions

From our office in Idle village continue up The High Street and continue to the top, take the right onto Town Lane and continue to the junction at Thackley Corner, here take the left into Leeds Road and continue for almost one mile before taking the right onto Glenside Avenue.

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
65	76		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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