



Carlisle Terrace, Manningham,
£165,000



Ground Floor

Entrance Hall

Living Room

11'4" x 13'10" (3.45m" x 4.22m")

Dining Room / Bedroom Five

16'7" x 13'6" (5.05m" x 4.11m")

Lower Ground Floor

Kitchen

16'9" x 13'6" (5.11m" x 4.11m")

Cellar

8'5" x 13'11" (2.57m" x 4.24m")

First Floor Landing

Bedroom One

14'11" x 13'6" (4.55m" x 4.11m")

Bedroom Two

13'10" x 11'1" (4.22m" x 3.38m")

Bathroom

Second Floor Landing

Bedroom Three

14'10" x 16'9" (4.52m" x 5.11m")

Bedroom Four

14'10" x 13'8" (4.52m" x 4.17m")

Tenure

FREEHOLD.,

Council Tax Band

B



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(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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