



**Bredon Avenue, Shipley,**

**£210,000**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* CUL-DE-SAC \*

\* MODERN KITCHEN & BATHROOM \* GARDENS & GARAGE \* VERY WELL PRESENTED \*

Occupying a popular cul-de-sac location, is this 'ready to move into' two bedroom semi detached bungalow. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, fitted kitchen, two bedrooms and a modern house bathroom with white suite.

To the outside there are lawned and patio gardens with a driveway leading to a detached garage.



## Reception Hall

## Lounge

12'1" x 16'4" (3.68m x 4.98m)

Having a modern feature fireplace and a radiator.

## Kitchen

10'5" x 7'1" (3.18m x 2.16m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, plumbing for auto washer, part tiled walls.

## Bedroom One

12'9" x 9'1" (3.89m x 2.77m)

With built in wardrobes and radiator.

## Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

With radiator.

## Bathroom

Modern three piece white suite, tiled walls and heated towel rail.

## Exterior

To the outside there are lawned and patio gardens to both front and rear, together with a driveway leading to a detached garage.

## Directions

From our office in Idle village proceed straight up The High St, continue straight onto Westfield Ln, right onto Cotswold Ave, right onto Bredon Ave.

## TENURE

FREEHOLD

## Council Tax Band

C / 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	
85	69		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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