Sugdens
Sales & Lettings

Hall Royd, Shipley,

£250,000

* STONE BUILT THROUGH TERRACE * FOUR BEDROOMS * OVER THREE FLOORS *
* TWO RECEPTION ROOMS * LARGE FAMILY HOME * NO CHAIN *
* CLOSE TO SHIPLEY CENTRE * USEFUL KEEPING CELLAR ROOMS *

A fantastic opportunity for the growing family to purchase this large four bedroom stone built through terrace.
Available with no onward chain and benefits from gas central heating and mostly upvc double glazing.
The accommodation briefly comprises reception hall, lounge, sitting/dining room, fitted kitchen, several useful basement rooms (potential to develop into further accommodation - subject to any relevant planning consents), two first floor bedrooms and house bathroom with white suite, together with two further bedrooms to the second floor.
To the outside there is a small front garden and a rear yard.

Reception Hall
With radiator.

Lounge
11'10" x 15'9" (3.61m x 4.80m)
With bay window and radiator.

Dining/Sitting Room
14'8" x 12'7" (4.47m x 3.84m)
With an ornamental cast iron feature fireplace on a tiled hearth, radiator and coats cupboard.

Kitchen
6'8" x 5'6" (2.03m x 1.68m)
With wall and base units incorporating stainless steel sink unit, electric cooker, part tiled walls.

Cellar
Useful keeping cellar with several rooms.

First Floor Landing

Bedroom One
15'8" x 12'8" (4.78m x 3.86m)
With radiator and store cupboard.

Bedroom Two
12'9" x 11'5" (3.89m x 3.48m)
With built in wardrobes and radiator.

Bathroom
Three piece white suite, tiled walls and radiator.

Second Floor

Bedroom Three
15'8" x 8'8" (4.78m x 2.64m)
With radiator.

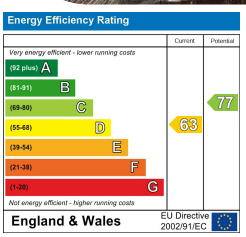
Bedroom Four
14'2" x 15'9"
With fitted wardrobes and radiator.

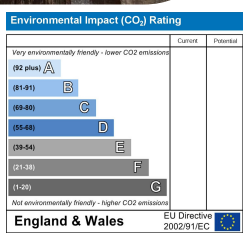
Exterior
To the outside there is a small garden to the front and a yard to the rear.

Directions
From our office in Idle village continue straight up The High Street, at the top continue onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, left onto Prospect Mount, turn right onto Owlet Rd, turn left onto Crag Rd, take the slight right onto Briggate/B6149, turn right onto Valley Rd, left onto Otley Rd, right onto Manor Ln, turn left onto Hall Royd and the property will be seen displayed via our For Sale board.

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.

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