



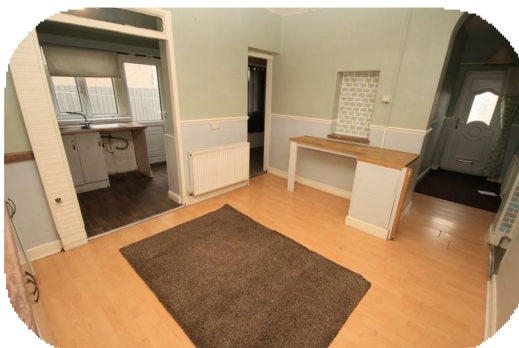
Vicarage Road, Shipley,

£139,500

*** SEMI DETACHED * FOUR BEDROOMS * THREE RECEPTION ROOMS * CORNER PLOT *
* PARKING * FAMILY SIZED PROPERTY * NO CHAIN ***

Fantastic opportunity for a growing family to purchase this four bedroom extended semi detached house. Available with vacant possession and benefits from gas central heating, UPVC double glazing and briefly comprises entrance, lounge, sitting room, dining room, kitchen, two ground floor bedrooms, two first floor bedrooms with a house bathroom.

To the outside there are gardens and parking.



Entrance

Lounge

13'5 x 13'6 (4.09m x 4.11m)

With feature fireplace, bay window and central heating radiator.

Dining

13'4 x 10'4 (4.06m x 3.15m)

With wall and base units incorporating sink unit, central heating radiator.

Sitting Room

13'6 x 8'8 (4.11m x 2.64m)

With central heating radiator.

Kitchen

9'6 x 5'5 (2.90m x 1.65m)

With stainless steel sink unit, gas cooker.

Bedroom Four

12'1 x 5'5 (3.68m x 1.65m)

Central heating radiator.

Bedroom Three

8'9 x 8'8 (2.67m x 2.64m)

Cloakroom

Low flush WC and wash hand basin.

Landing

Bedroom One

13'7 x 13'6 (4.14m x 4.11m)

Bay window and central heating radiator.

Bedroom Two

10'6 x 8'0 (3.20m x 2.44m)

Central heating radiator.

Bathroom

White three piece suite comprising low flush wc, hand wash basin, bath with shower over, tiled walls.

Attic

16'10 x 9'2 (5.13m x 2.79m)

Skylight.

Exterior

To the outside there are gardens and off street parking to front and side.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here take the right onto Town Lane, proceed to the traffic lights at Thackley Corner taking the left here onto Leeds Road, proceed towards Shipley taking the left onto High Busy Lane, turn right onto Vicarage Road and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

B

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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