



Gaisby Lane, Shipley,

£159,995

- * SEMI DETACHED * THREE BEDROOMS * FAMILY SIZED * MODERN DINING KITCHEN *
- * GARDENS & PARKING * CLOSE TO FRIZINGHALL TRAIN STATION *

A fantastic opportunity for a growing family to purchase this delightful three bedroom semi detached house.

Benefits from both gas central heating and upvc double glazing.

Entrance, lounge, modern grey fitted dining kitchen, three first floor bedrooms and shower room.

To the outside there are gardens and driveway.



Entrance

With radiator.

Lounge

13'1" x 15'4" (3.99m x 4.67m)

Having a coal effect gas fire in feature fireplace surround, bay window, radiator.

Dining Kitchen

16'5" x 9'10" (5.00m x 3.00m)

Modern grey fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker point, plumbing for auto washer, part tiled walls, store cupboard.

First Floor Landing

Bedroom One

12'4" x 9'3" (3.76m x 2.82m)

With fitted wardrobes, radiator. Loft access via pull down ladder.

Bedroom Two

10'6" x 7'6" (3.20m x 2.29m)

With fitted wardrobes and radiator.

Bedroom Three

9'8" narrowing to 6'7" x 5'6" (2.95m narrowing to 2.01m x 1.68m)

With radiator.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

Loft

Part boarded. Accessed via pull down ladder.

Exterior

To the outside there are gardens to both front and rear, together with a driveway to the 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 proceed straight ahead onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, after 0.5 miles continue onto Gaisby Ln and the property will shortly be seen displayed via our For Sale board.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



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		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
		84			
	64				

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