



Briarfield Gardens, Shipley,

£135,000

* MID TOWN HOUSE * TWO BEDROOMS * CONSERVATORY * NO CHAIN *

* OFF-SITE GARAGE * CUL-DE-SAC * GARDENS * CURRENTLY LET @ £775pcm *

A fantastic opportunity for either first time buyer or investor to purchase this delightful two bedroom inner town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, light oak effect fitted kitchen, conservatory, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and a garage located off-site.



Entrance

With radiator.

Lounge

10' x 14'8" (3.05m x 4.47m)

With bay window and radiator.

Kitchen

13'2" x 8'2" (4.01m x 2.49m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

Conservatory

9'9" x 6'9" (2.97m x 2.06m)

With upvc French doors to rear garden.

First Floor Landing

Bedroom One

13'5" x 12'5" (4.09m x 3.78m)

With fitted wardrobes and radiator.

Bedroom Two

7'1" x 8'5" (2.16m x 2.57m)

With fitted wardrobes and radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are gardens to both front and rear, plus a garage located off-site.

Directions

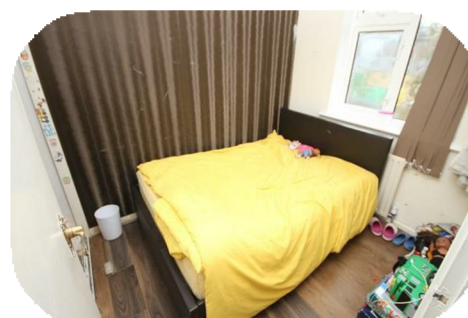
From our office in Idle village proceed straight ahead up the High Street, at the top turn right onto Town Lane, at Thackley Corner turn left onto Leeds Road, turn left onto Carr Ln/B6149, right onto Crag Rd/B6149, take the slight right onto Briggate/B6149, turn left onto Valley Rd/A6037, turn right onto Wallbank Dr, right onto Wharnccliffe Rd, left onto Briarfield Gardens and the property will shortly be seen displayed via our For Sale board.

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			(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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