



Hollin Terrace, Shipley,

£135,000

* MID TERRACE * TWO DOUBLE BEDROOMS * IDEAL STARTER HOME *
* MODERN KITCHEN & BATHROOM * REAR PATIO GARDEN *

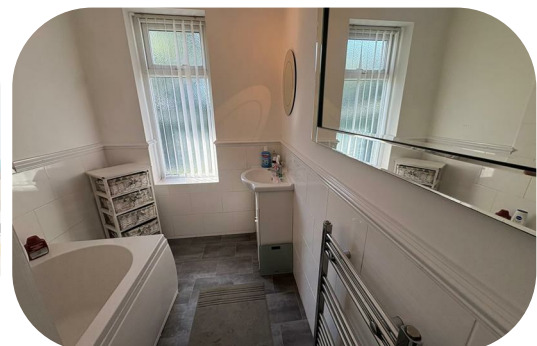
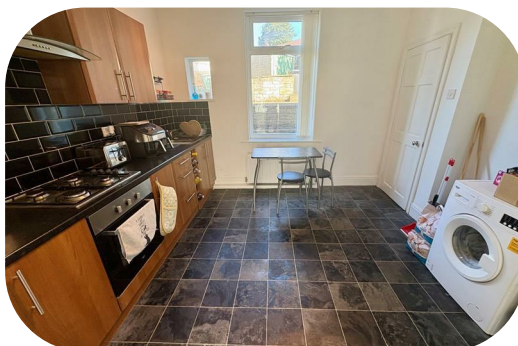
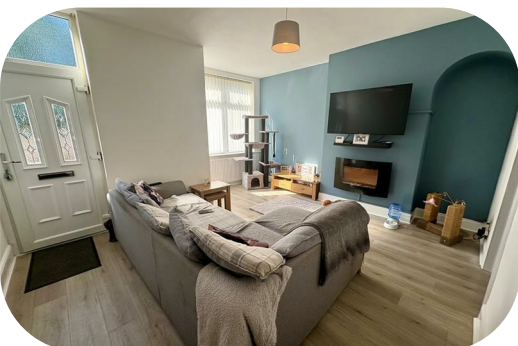
Two double bedroom terrace located on the outskirts of Shipley town centre.

The property would appeal to a FTB/Young Couple/Investor.

Benefits from a modern fitted kitchen, house bathroom, gas central heating and double glazing.

Briefly comprises lounge, dining kitchen, cellar, two first floor bedrooms, house bathroom and separate wc.

To the outside there is a patio garden to the rear.



Entrance

Lounge

14'5" x 14'9" (4.39m x 4.50m)

Having a black glass electric fire, laminated wood floor and radiator.

Dining Kitchen

11'9" x 10'9" (3.58m x 3.28m)

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

Cellar

Ideal for storage.

First Landing

With store cupboard.

Separate WC

With low suite wc.

Bedroom One

14'5" x 8'8" (4.39m x 2.64m)

With radiator.

Bedroom Two

10'8" x 9'5" (3.25m x 2.87m)

With radiator.

Bathroom

Two piece modern white suite, part tiled walls and heated towel rail.

Loft

Part boarded. Accessed via a pull down ladder.

Directions

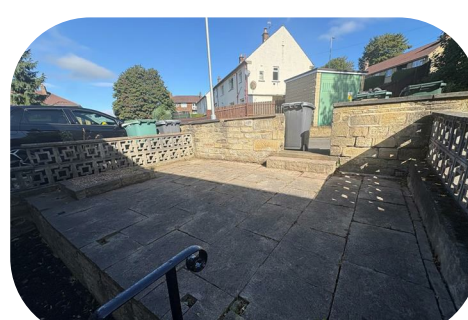
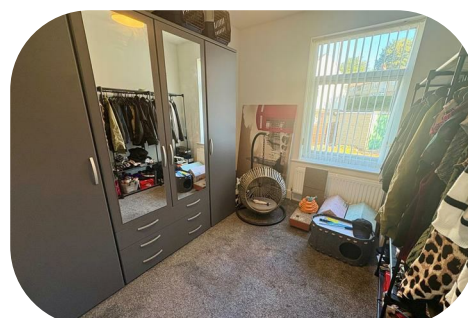
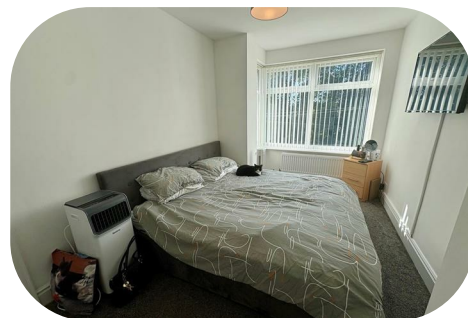
From our office in Idle village continue straight up The High Street, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, left onto Hollin Ln, left onto Festival Ave, right onto Crag Rd, right onto Hollin Rise, left onto Hollin Terrace.

TENURE

FREEHOLD

Council Tax Band

B / 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 ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk