



## Gaisby Mount, Shipley,

**£169,950**

- \* TOWN HOUSE \* TWO BEDROOMS \* STUNNINGLY PRESENTED \* NO CHAIN \*
- \* READY TO MOVE INTO \* LANDSCAPED GARDENS \* MODERN KITCHEN & BATHROOM \*
- \* PARKING FRONT & REAR \* CONTEMPORARY DECOR \*

Occupying a delightful cul-de-sac setting and offering 'ready to move into' accommodation, is this very well presented inner town house.

Modernised, updated and refurbished both inside and out, the accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and lovely modern house bathroom with white suite.

To the outside there is parking to the front of the house, together with a long landscaped garden to the rear with additional parking. Viewing is highly recommended.





### Entrance Hall

With radiator.

### Lounge

12'7" x 12'5" (3.84m x 3.78m)

With radiator.

### Dining Kitchen

15'8" x 8'9" (4.78m x 2.67m)

Modern fitted dining kitchen having a range of wall and base units incorporating electric oven and hob, integral fridge, freezer, auto washer, laminated wood floor, part tiled walls, upvc patio door to rear garden.

### First Floor Landing

### Bedroom One

15'9" max x 13' (4.80m max x 3.96m)

With radiator.

### Bedroom Two

9' x 8'9" (2.74m x 2.67m)

With radiator.

### Bathroom

Three piece modern white suite, part tiled walls and radiator.

### Exterior

To the outside there is parking to the front and a larger landscaped garden to the with additional parking.

### Directions

From our office in Idle village proceed straight ahead onto The High Street, continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, continue onto Gaisby Ln, left onto Gaisby Mount and the property will shortly be seen displayed via our For Sale board.

### TENURE

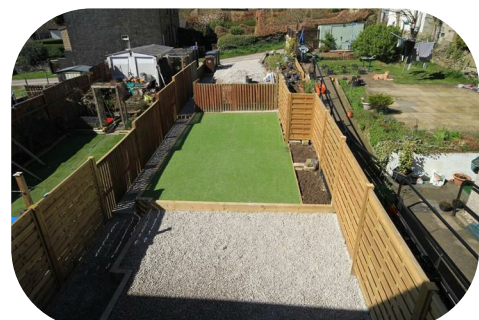
FREEHOLD

### Council Tax Band

A / Bradford

### Please Note

Photos were taken prior to the tenant moving in.



**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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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