



Hope Street, Shelf,

£200,000

**** TOWNHOUSE ** THREE BEDROOMS ** DINING KITCHEN ** CONSERVATORY ** GARAGE ****

Situated on the border of Shelf and Northowram, is this three bedroom property.

This well presented home would make an ideal purchase for a FTB/Young Family and benefits from a modern fitted kitchen and house bathroom.

Within easy reach of amenities, shops, rural walks and local schools.

To the outside there is a garden to the front with off street parking and a garage to the rear.



Vestibule

Lounge

13'8" x 12'10" (4.17m" x 3.91m")

Modern electric fire with feature fireplace surround, radiator and understairs storage.

Kitchen

16'10" x 9'1" (5.13m" x 2.77m")

Modern fitted kitchen having a range of wall and base units incorporating oak worktops, breakfast bar, range cooker, integrated fridge freezer & dishwasher.

Conservatory

12'0" x 8'0" (3.66m" x 2.44m")

Radiator.

First Floor Landing

Bedroom One

12'10" x 9'11" (3.91m" x 3.02m")

Modern fitted wardrobes and radiator.

Bedroom Three

6'7" x 8'2" (2.01m" x 2.49m")

Radiator.

Bedroom Two

10'0" x 9'2" (3.05m" x 2.79m")

Radiator.

Bathroom

Modern three piece suite comprising P shaped bath, vanity sink unit, low flush wc, part tiled.

Exterior

To the outside there is a low maintained garden to the front and block paved off street parking with detached garage to the rear.

Council Tax Band

B

Tenure

FREEHOLD.



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	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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