



Delamere Street, Marshfields

Offers In The Region Of £135,000

**** MID TERRACE ** THREE BEDROOMS ** WELL PRESENTED THROUGHOUT **
** DINING KITCHEN ** IDEAL FOR FTB/YOUNG COUPLE/FAMILY ** REAR YARD ****

Well presented three bedroom mid terrace which has been updated by the present owner.

The property would make an excellent purchase for a FTB/Young Couple/family and is ideally located for amenities, shops and a choice of local schools.

The accommodation briefly comprises entrance porch, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third overall attic bedroom.

To the outside there is an enclosed yard to the rear and small garden frontage.

CCTV and alarm system installed.





Entrance Porch

Lounge

14'0" x 13'10" (4.27m" x 4.22m")

Radiator.

Dining - Kitchen

13'10" x 12'0" (4.22m" x 3.66m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

Cellar

Useful storage.

First Floor Landing

Bedroom One

13'11" x 12'5" (4.24m" x 3.78m")

Radiator.

Bedroom Two

6'8" x 6'10" (2.03m" x 2.08m")

Bathroom

White three piece suite comprising panel L shaped bath, vanity sink unit, low flush wc, tiled and radiator.

Exterior

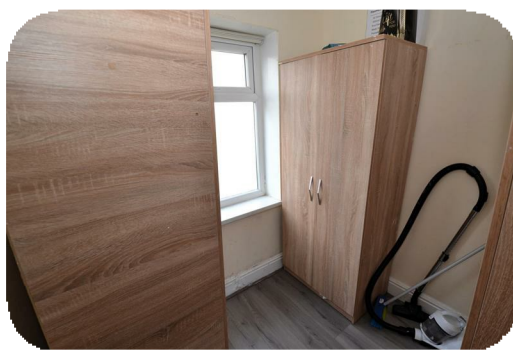
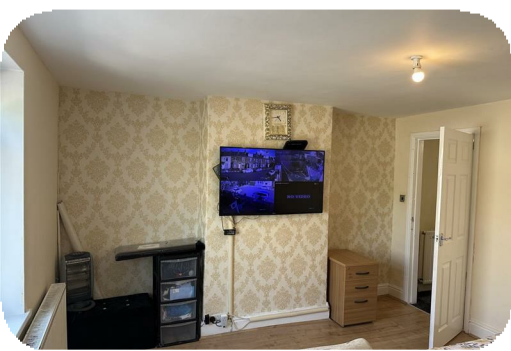
Enclosed garden to rear.

Council Tax Band

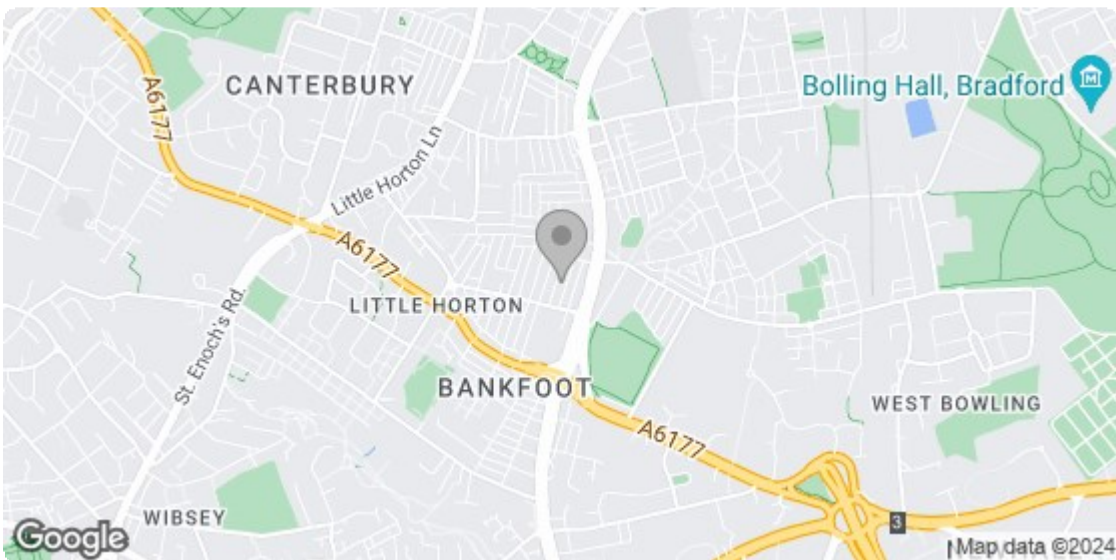
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Tenure

FREEHOLD.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

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