



Beechwood Avenue, Shelf,

Offers In The Region Of £174,950

**** NO CHAIN** SEMI DETACHED ** THREE BEDROOMS ** WELL PRESENTED THROUGHOUT ****

**** IDEAL FOR FTB/YOUNG FAMILY ** READY TO MOVE INTO ** GARDEN & PARKING ****

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

The well presented home offers 'ready to move into accommodation' and would make an ideal purchase for a FTB/Young Family.

Situated on this small and quiet cul-de-sac location and within easy reach of amenities, shops, rural walks and local schools.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen and a house bathroom. To the first floor there are three bedrooms.

To the outside there is a garden to the front with driveway.



Entrance

Radiator.

Lounge

16'9" x 11'11" (5.11m" x 3.63m")

Wood burning stove, radiator and french door leading to rear.

Dining - Kitchen

11'10" x 10'11" (3.61m" x 3.33m")

Fitted wall and base units incorporating stainless steel sink unit, oven & hob with extractor, integrated dishwasher, plumbing for auto washer, radiator and useful storage cupboard.

Bathroom

White three piece suite comprising corner bath, low flush wc, pedestal wash basin and radiator.

First Floor Landing

Bedroom One

16'9" x 9'5" (5.11m" x 2.87m')

Radiator.

Bedroom Two

12'3" x 8'9" (3.73m" x 2.67m")

Radiator.

Bedroom Three

6'6" x 7'10" (1.98m" x 2.39m")

Radiator.

Exterior

To the outside there are lawned gardens to front and rear with raised decked patio to the rear, together with a driveway.

Council Tax Band

C

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
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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