



Fern Street, Boothtown,

£124,995

- * END TERRACE * FOUR BEDROOMS * OVER THREE FLOORS *
- * POPULAR LOCATION * DECEPTIVELY SPACIOUS *

This four bedroom end terrace property is located in the popular location of 'Claremount'. The deceptively spacious home would make an ideal purchase for a number of buyers and offers accommodation over three floors.

Benefits from gas central heating, double glazing and a dining kitchen.

Briefly comprising dining kitchen, lounge, cellar, two first floor bedrooms, bathroom and two further attic bedrooms. **VIEWING ESSENTIAL!!**



Dining Kitchen

14'1" x 11'11" (4.29m x 3.63m)

With fitted wall and base units incorporating sink unit, tiled splashback, oven, hob and extractor, plumbing for auto washer, double glazed window.

Lounge

10'5" x 14'7" (3.18m x 4.45m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Cellar

Useful storage.

First Floor

Bedroom One

14'8" x 11'1" (4.47m x 3.38m)

With sliding door wardrobes, radiator, double glazed window.

Bedroom Two

11'7" x 4'5" (3.53m x 1.35m)

With radiator and double glazed window.

Bathroom

Three panelled bath, low suite wc, vanity sink unit, radiator and double glazed window.

Second Floor

Attic Bedroom Three

11'6" x 9'1" (3.51m x 2.77m)

With velux window and radiator.

Attic Bedroom Four

12'4" x 15' (3.76m x 4.57m)

With velux window and radiator.

Directions

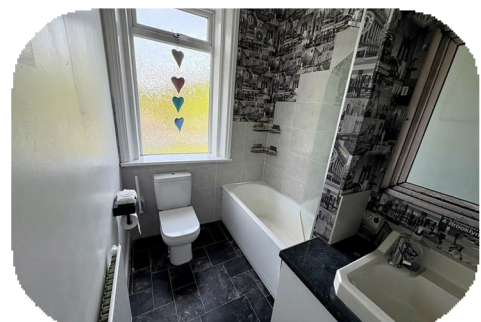
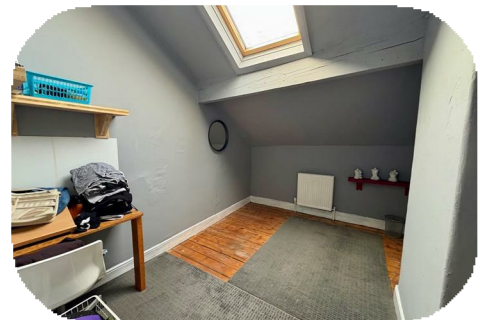
From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 2.8 miles, turn left onto Beecher St, left at the 1st cross street onto Fern St and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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