



## Toftshaw Lane, East Bierley

**£285,000**

**\*LINKED DETACHED BUNGALOW \* TWO BEDROOMS \* TWO RECEPTION ROOMS \*  
\* STUNNING VALLEY VIEWS \* MANICURED GARDENS \* GARAGE & PARKING \*  
\* MODERN SHOWER ROOM \* PRIVATE CUL-DE-SAC SETTING \***

Offering immaculately presented 'ready to move into' accommodation, is this delightful two bedroom linked detached bungalow.

Occupying a semi-rural location with panoramic views across the valley.

Benefits from gas central heating, upvc double glazing and alarm system.

The very well presented property briefly comprises entrance porch, lounge, sitting/dining room, breakfast kitchen, two double bedrooms and a modern house shower room.

To the outside there are lovely landscaped gardens, parking and garage.

Viewing is highly recommended.





### Entrance Porch

Door leading into the reception hall/sitting room

### Reception Hall/Sitting Room

### Lounge

15'1" x 14' (4.60m x 4.27m)

With a coal effect gas fire in feature marble fireplace, radiator, patio doors to front garden.

### Breakfast Kitchen

13'7" x 9'7" (4.14m x 2.92m)

Medium oak fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, breakfast bar, 2 designer radiators.

### Sitting Room

14'2" x 10'3" (4.32m x 3.12m)

With radiator.

### Bedroom One

10'3" x 13'5" (3.12m x 4.09m)

With built in wardrobes and radiator.

### Bedroom Two

12' x 10'10" (3.66m x 3.30m)

With radiator.

### Shower Room

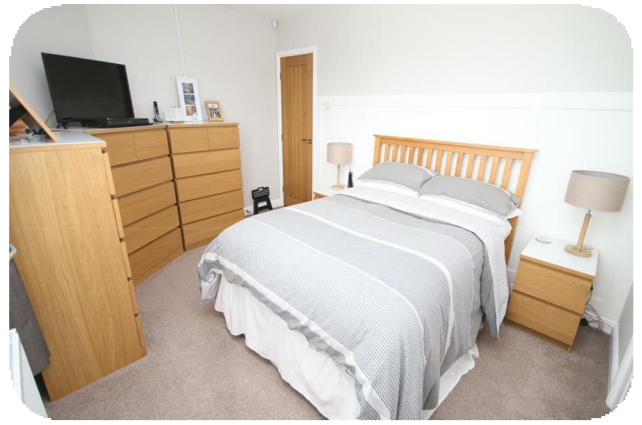
Three piece modern white suite, comprising walk in double shower cubicle. WC and hand basin with vanity cupboards. inset spotlights and laminate flooring, tiled walls and chrome heated towel rail.

### Exterior

To the outside there are lovely landscaped gardens to three sides, views over farmland, parking and garage with automatic roller door.







### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Hunsworth Ln/B6121, right onto Whitehall Rd W/A58, left onto Hunsworth Ln, take the sharp left onto S View Rd, continue onto Raikes Ln, turn left onto Toftshaw Ln, turn left to stay on Toftshaw Ln and the property will shortly be seen displayed via our For Sale board.

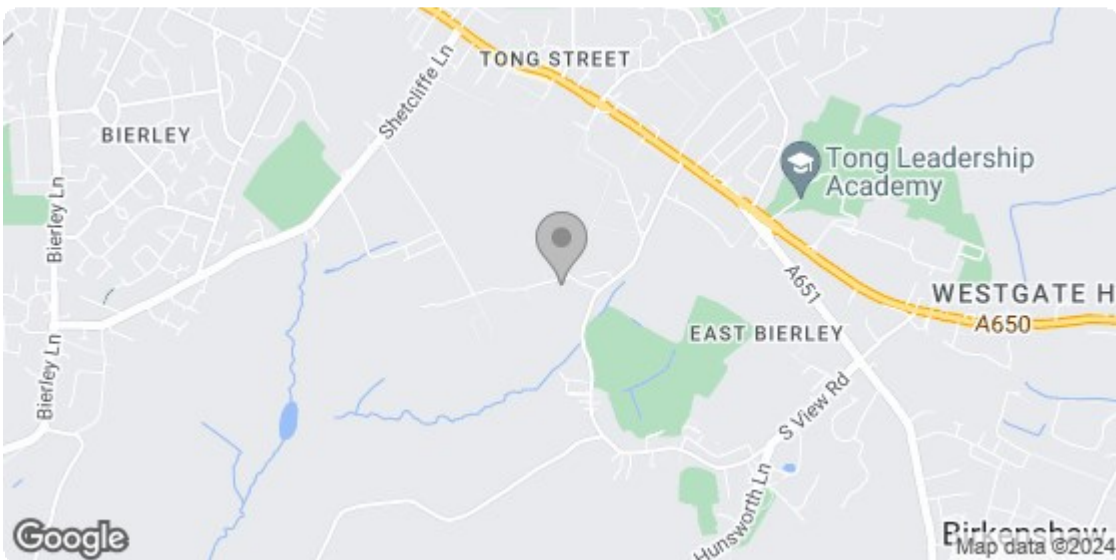
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) 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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