



Sheridan Street, East Bowling,

£80,000

* REAR TERRACE * TWO BEDROOMS * STUDY * CLOSE TO AMENITIES *

* MODERN KITCHEN * YARD * IDEAL STARTER HOME *

Attention Investors/FTBs!! This two bedroom + study room offers ready to move into accommodation.

Having a modern fitted kitchen, gas central heating and double glazing.

The property is within easy reach of amenities, shops and motorway links.

Briefly comprises modern fitted kitchen, lounge, cellar, first floor bedroom, study room and bathroom. To the second floor there is a further overall attic bedroom.

To the outside there is a yard.



Kitchen

19'8" x 4'5" (5.99m x 1.35m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, oven, hob, extractor hood, plumbing for auto washer, double glazed window, radiator.

Cellar

Useful storage.

Lounge

10'7" x 16'7" (3.23m x 5.05m)

With a log effect living flame gas fire and double glazed window.

First Floor

Bedroom One

16'7" x 8'5" (5.05m x 2.57m)

With fitted wardrobe, radiator, double glazed window and storage cupboard.

Bathroom

Four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Study/Occasional Room

11' x 4' (3.35m x 1.22m)

With radiator and double glazed window.

Second Floor

Attic Bedroom Two

17'1" x 14' (5.21m x 4.27m)

With velux window and radiator.

Exterior

To the outside there is a garden/yard.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, use any lane to turn right onto Chase Way/A6177, at Staithegate Roundabout take the 1st exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 1st exit onto Wakefield Rd, merge onto Wakefield Rd/A650 via the slip road to City Centre, turn left onto Sheridan St and the property will be seen displayed via our For Sale board.

TENURE

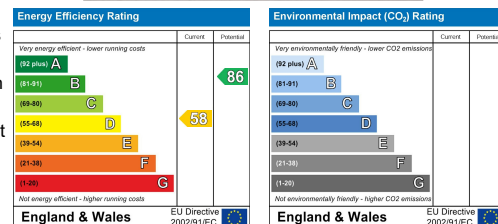
FREEHOLD

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.



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