



Burberry Close, Shetcliffe Lane,

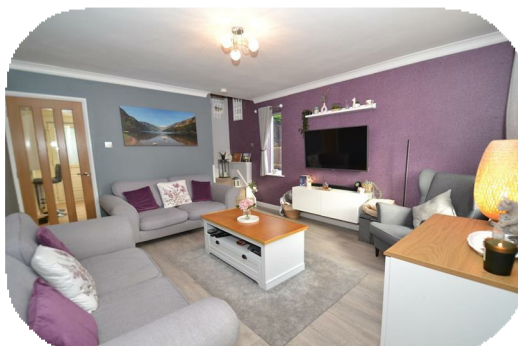
£145,000

* SEMI DETACHED * TWO BEDROOMS * SMALL CUL-DE-SAC *
* GARDEN * DRIVE * CLOSE TO SCHOOLS & MOTORWAY LINKS *

This well presented two double bedroom semi detached property would make an ideal purchase for a number of buyers. Situated on this small cul-de-sac location and within easy reach of local schools, shops and motorway links.

Having a modern fitted kitchen, house bathroom, garden and garage.

The accommodation briefly comprises entrance hallway, dining kitchen, lounge, two first floor bedrooms and a house bathroom. To the outside there is a garden to the rear with off street parking leading to a single garage.



Entrance

Useful storage.

Lounge

12'5" x 14'2" (3.78m" x 4.32m")

Radiator.

Dining Kitchen

12'5" x 8'7" (3.78m" x 2.62m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, oven & hob with extractor, plumbing for auto washer and door leading to rear.

First Floor Landing

Bedroom One

8'7" x 12'5"

Radiator.

Bedroom Two

12'6" x 8'9" (3.81m" x 2.67m")

Radiator.

Bathroom

Modern three piece suite comprising p shaped bath, vanity sink unit and low flush wc.

Exterior

Enclosed garden to the rear with off street parking leading to single garage.

Council Tax Band

B

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
Very energy efficient - lower running costs (92 plus) A	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) 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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