



Toftshaw Lane, East Bierley,

£145,000

* COTTAGE * TWO BEDROOMS * SEMI RURAL VILLAGE LOCATION * WELL PRESENTED *
* MODERN KITCHEN & SHOWER ROOM * OPEN PLAN LOUNGE/KITCHEN *

Deceptively spacious two bedroom cottage which is conveniently located within the sought after semi rural village location of East Bierley.

The well presented home would make an ideal purchase for a number of buyers and offers 'ready to move into' accommodation. Benefits from a modern fitted kitchen, shower room, gas central heating and double glazing.

The accommodation briefly comprises entrance porch, open plan lounge/kitchen, two first floor bedrooms, shower room and an occasional attic room with pull down ladder.

VIEWING ESSENTIAL!!



Entrance Porch

Open Plan Lounge/Kitchen

16'1" x 10'6" (4.90m x 3.20m)

Lounge area has a radiator and useful storage cupboard.

Kitchen area is fitted with a modern range of wall and base units incorporating sink unit, oven, hob and extractor hood, fridge/freezer, dishwasher, washing machine, granite work surfaces, and two double glazed windows.



First Floor

Bedroom One

11'1" x 9'8" (3.38m x 2.95m)

With radiator and double glazed window.



Bedroom Two

9'8" x 10'9" (2.95m x 3.28m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, radiator, double glazed window.

Attic Room

17'10" x 5'6" (5.44m x 1.68m)

Accessed via a pull down ladder. With radiator and two velux windows.



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 South View Rd, continue onto Raikes Ln, turn left onto Toftshaw Ln 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		92	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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