



**Briarfield Gardens, SHIPLEY BD18 2BE**



**welcome to**

**Briarfield Gardens, SHIPLEY**

**\*\*GUIDE PRICE £130,000-£140,000\*\*** William H Brown are pleased to welcome to the market this two bedroom mid-terrace property in BD18. This property is situated in a popular residential location close to local amenities and public transport links.



### Entrance Hall

Welcomed into the property via a double glazed door to the front. The entrance hall has a central heating radiator.

### Living Room

14' 8" x 10' Max ( 4.47m x 3.05m Max )

The living room has a double glazed window to the front, a fire place, television and telephone points.

### Kitchen

13' 4" x 8' 2" ( 4.06m x 2.49m )

The fitted kitchen has a range of wall and base units with complimentary work surfaces and a one and half bowl stainless steel sink and drainer. There is an electric oven with a gas hob, a central heating radiator, an under stairs pantry and plumbing for a washing machine. The kitchen has a double glazed window to the rear and a door leading to the conservatory.

### Conservatory

10' 5" x 8' 2" ( 3.17m x 2.49m )

The conservatory has Upvc double glazed window to the rear and side, along with a central heating radiator and French doors to the rear.

### First Floor Landing

The first floor landing has an airing cupboard and a access to the loft.

### Bedroom One

13' 4" x 12' 2" ( 4.06m x 3.71m )

Bedroom one has a double glazed window to the front, fitted wardrobes and a central heating radiator.

### Bedroom Two

8' 6" x 7' 2" ( 2.59m x 2.18m )

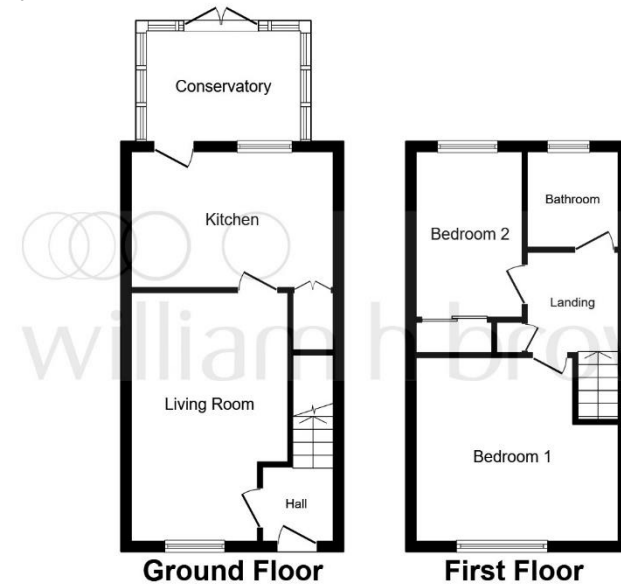
Bedroom two has a double glazed window to the rear, fitted wardrobes and a central heating radiator.

### House Bathroom

The fully tiled house bathroom has a double glazed window to the rear, a heated towel rail, a bath with mixer taps and a shower over, a wash hand basin with vanity storage and a low flush WC.

### External

To the front there is a laid to lawn garden. To the rear there is a multi-level garden with two patios, one concrete and the other wooden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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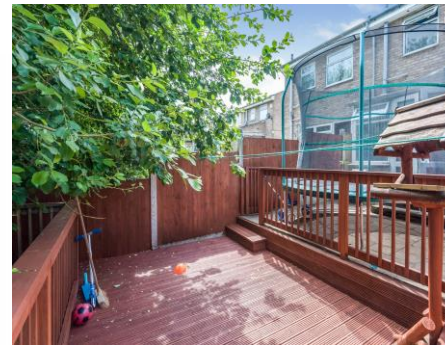
## Briarfield Gardens, SHIPLEY

- \*\*GUIDE PRICE £130,000-£140,000\*\*
- Two bedroom mid-terrace property
- Front and rear gardens
- Garage for off-street parking
- Popular residential location

Tenure: Freehold EPC Rating: D

guide price

**£130,000-£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP105863 - 0003

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