

## 22 Brackenfield, Brookside TF3 1SL



# £95,950 region

Fully refurbished three bedroom, end of terrace house in popular residential area. Close to local amenities and transport links. The accommodation includes Kitchen/diner, lounge, ground floor cloaks, three bedrooms and family bathroom. With low maintenance gardens to front and rear. Great property for first time buyers and investors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





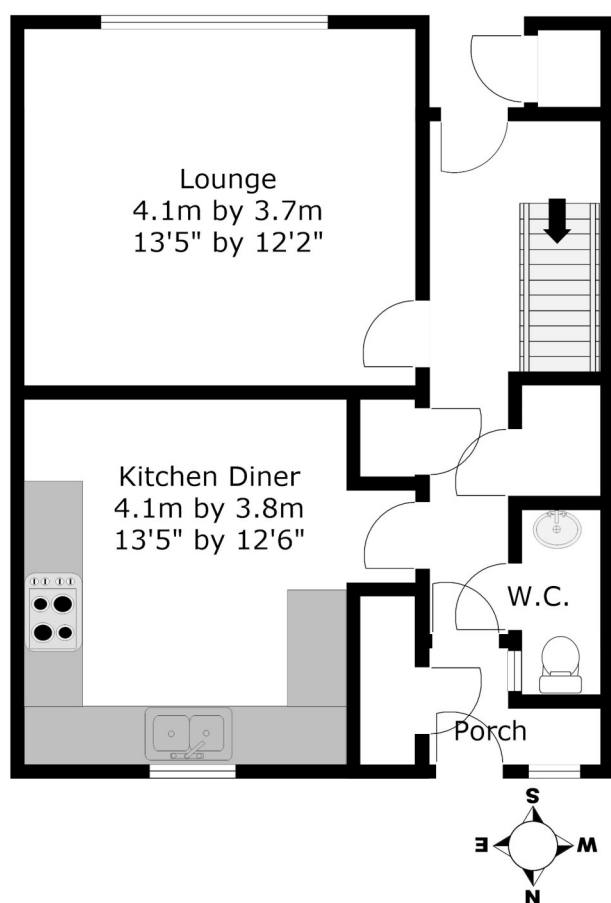




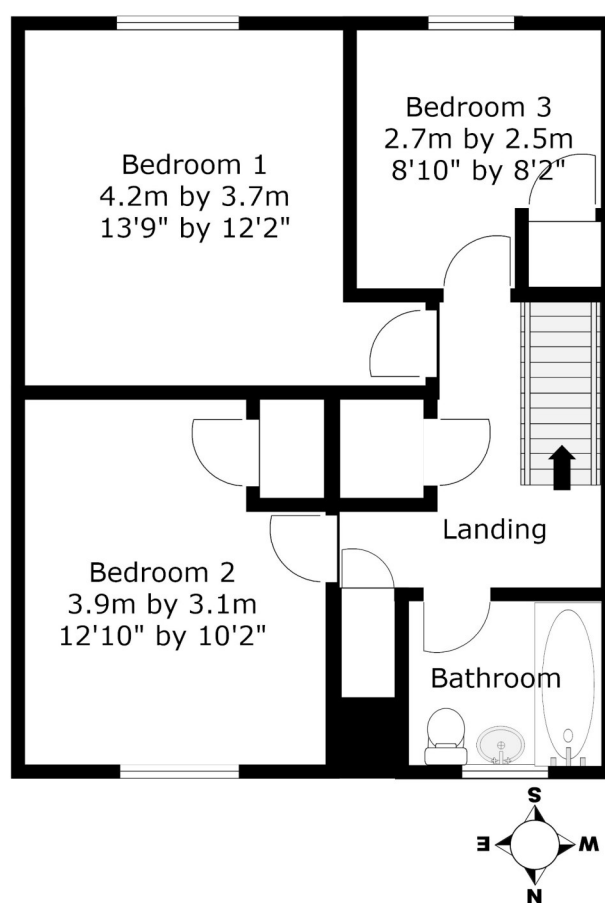




Ground Floor: 45.6 m<sup>2</sup> = 490.8 ft<sup>2</sup>



First Floor: 45.6 m<sup>2</sup> = 490.8 ft<sup>2</sup>



**Tenure** Awaiting confirmation

**Council Tax** Band A

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 5th April 2016 Ref: 4344