



Shell Lane, Calverley, Guide Price £280,000

*** REDUCED *** REDUCED *** REDUCED **

** GUIDE PRICE £280,000 - £290,000 **

* SEMI DETACHED * SOUGHT AFTER LOCATION * TWO RECEPTION ROOMS *

* TENANT CURRENTLY PAYING £1000 PCM * SOUGHT AFTER LOCATION * GARDENS & GARAGE *

Occupying one of the most desirable positions in Calverley is this delightful three bedroom semi detached house.

Potential to extend - subject to any relevant planning consents.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a modern white house bathroom.

To the outside there are gardens, driveway and garage.



Reception Hall

With radiator.

Lounge

14'10" x 13'3" (4.52m x 4.04m)

With radiator.

Kitchen

12'5" x 9'2" (3.78m x 2.79m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven and hob, radiator.

Dining Room

10'6" x 10' (3.20m x 3.05m)

With radiator.

First Floor Landing

Bedroom One

12'8" x 9'2" (3.86m x 2.79m)

With built in wardrobes and radiator.

Bedroom Two

12'5" x 11'7" (3.78m x 3.53m)

With radiator.

Bedroom Three

9' x 8'1" (2.74m x 2.46m)

With radiator.

Bathroom

Two piece modern white suite, part tiled walls and heated towel rail.

Separate WC

With low suite WC.

Exterior

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Rad, turn right onto Leeds Road/A657, continue to follow A657 for 1.8 miles, turn right onto Woodhall Rd, left onto Shell Ln and the property will be seen displayed via our For Sale board.

TENURE

LEASEHOLD

Council Tax Band

D



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(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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