



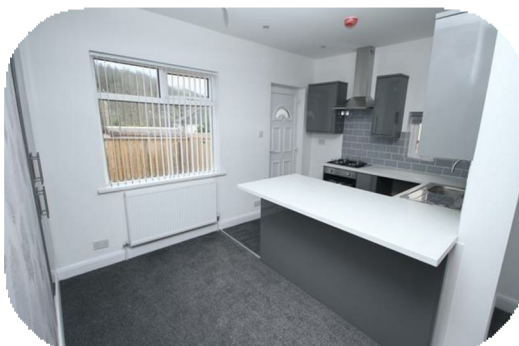
Gaisby Lane, Shipley,
Reduced To £144,950

* SEMI DETACHED * TWO BEDROOMS * RENOVATED * MODERNISED * NO CHAIN *
* GARDENS & PARKING * OPEN PLAN LIVING KITCHEN * MODERN BATHROOM *

Providing 'ready to move into' accommodation and available with no onward chain, is this very well presented two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, open plan dining kitchen, two first floor bedrooms and a modern bathroom with white suite.

To the outside there is a newly tarmac drive, gardens and garage (for storage only).



Entrance

With radiator.

Lounge

14'8" x 12'3" (4.47m x 3.73m)

With bay window and radiator.

Open Plan Living Kitchen

13'8" x 9'7" (4.17m x 2.92m)

Modern fitted kitchen having a range of grey wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

First Floor Landing

Bedroom One

15'6" x 11'5" (4.72m x 3.48m)

With radiator.

Bedroom Two

10'3" x 9'3" (3.12m x 2.82m)

With radiator.

Bathroom

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

Exterior

To the outside there is a garden to the front, drive to the side and an enclosed patio garden to the rear.

Directions

From our office in Idle village proceed up the High Street, at the top proceed straight ahead onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, continue onto Gaisby Ln and the property will shortly 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk