



Daleside Road, Shipley,

£149,950

- ** FURTHER REDUCED ** CALL TO VIEW TO AVOID DISAPPOINTMENT!! ****
*** TOWN HOUSE * THREE BEDROOMS * REQUIRES MODERNISATION * NO CHAIN ***
*** ADJOINS CRICKET FIELD * GARDENS * PARKING ***

A fantastic opportunity for either first time buyer or young family to purchase this three bedroom town house. Benefits from gas central heating, mostly upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, three first floor bedrooms and shower room.

To the outside there are gardens and parking.



Entrance

Lounge

14'9" x 16'5" (4.50m x 5.00m)

With gas fire in feature fireplace surround, bay window, radiator.

Dining Kitchen

11'9" x 11'9" (3.58m x 3.58m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, plumbing for auto washer, radiator, store cupboard.

First Floor Landing

With radiator.

Bedroom One

12'1" x 12'4" (3.68m x 3.76m)

With radiator.

Bedroom Two

13' x 6'5" (3.96m x 1.96m)

Bedroom Three

6'2" x 10'1" (1.88m x 3.07m)

Shower Room

With three piece suite, tiled walls and radiator.

Exterior

To the outside there are gardens and parking.

Directions

From our office in Idle village continue straight up The High St, turn right onto Town Ln, turn left onto Leeds Rd/A657, after 1.1 miles turn right onto Daleside Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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		86	(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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