



Brow Foot, Shipley,

£175,000

- * END TOWN HOUSE * TWO BEDROOMS * NO ONWARD CHAIN * CUL-DE-SAC *
- * GARDENS * PARKING * GARAGE * CLOSE TO SHIPLEY TRAIN STATION *
- * GREAT STARTER HOME *

Available with no onward chain, is this delightful two bedroom end town house.

Benefits from electric heaters, upvc double glazing and alarm system.

Occupying a good sized plot, the property briefly comprises entrance porch, lounge, fitted dining kitchen, utility, side porch, two first floor bedrooms, bathroom and separate wc.

To the outside there are good sized gardens, driveway and detached garage.



Entrance Porch

Reception Hall

With electric heater.

Lounge

17'9" x 9'9" (5.41m x 2.97m)

With a coal effect electric fire in feature fireplace surround, electric heater, upvc patio doors to rear garden.

Dining Kitchen

12'6" x 12'2" (3.81m x 3.71m)

With wall and base units incorporating laminated work unit, electric oven and hob, plumbing for auto washer, part tiled walls, electric heater.

Utility

4'8" x 6'2" (1.42m x 1.88m)

Side Porch

First Floor Landing

Bedroom One

18'1" x 9'9" (5.51m x 2.97m)

With electric heater and store cupboard.

Bedroom Two

12'1" x 8'9" (3.68m x 2.67m)

With electric heater, store cupboard.

Bathroom

With panelled bath and wash basin, tiled walls and heated towel rail.

Separate WC

With low suite wc.

Exterior

To the outside there are good sized gardens to both front and rear, driveway to detached garage. Solar panels - which are leased.

Directions

From our office in Idle village proceed straight onto High St, right onto Town Lane, left onto Leeds Rd/A657, turn left onto Wrose Brow Rd, left onto Browfoot and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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