



Chelmsford Terrace, Barkerend,

£155,000

*** STONE TERRACE * FOUR BEDROOMS * TWO RECEPTION ROOMS *
* FAMILY SIZED * REAR YARD ***

A fantastic opportunity for a growing family to purchase this stone built through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, sitting/dining room, kitchen, two first floor bedrooms and house bathroom with white suite, together with two further attic bedroom to the second floor.

To the outside there is a small front garden and a rear yard.



Entrance Vestibule

Lounge

13'3" x 13'2" (4.04m x 4.01m)

With gas fire in feature fireplace surround, radiator, laminated wood floor.

Dining/Sitting Room

11'5" x 12'3"

With gas fire, wall cupboards, radiator.

Kitchen

7'4" x 7'2" (2.24m x 2.18m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

First Floor Landing

Bedroom One

13'3" x 11'2" (4.04m x 3.40m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Bedroom Two

8'5" x 10' (2.57m x 3.05m)

With radiator.

Second Floor Landing

Bedroom Three

12'9" x 11'6" (3.89m x 3.51m)

With radiator.

Bedroom Four

11'4" x 11'6" (3.45m x 3.51m)

With radiator.

Exterior

To the outside there is a small garden to the front and a yard to the rear.

Directions

From our office in Idle village take the left onto 1st exit onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, left onto Northcote Rd, right onto Killinghall Rd, right onto Barkerend Rd, left onto Chelmsford Rd, right onto Chelmsford Terrace.

TENURE

FREEHOLD

Council Tax Band

B / 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	

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