

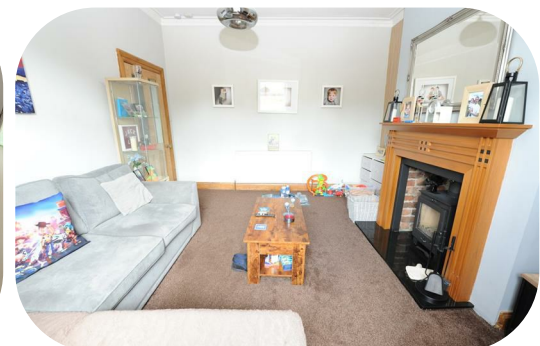


Alva Terrace, Shipley,

£149,950

**** THROUGH TERRACE ** THREE DOUBLE BEDROOMS ** MODERN KITCHEN **
** CLOSE TO SHIPLEY TOWN CENTRE ** FAMILY SIZE ****

Fantastic opportunity for either a young family or first time buyers to purchase this delightful three bedroom through terrace. Benefiting from gas central heating, UPVC double glazing and briefly comprises of; Reception Hall, Lounge, modern fitted Dining-Kitchen, Utility and Basement Cellar. On the first floor are two Bedrooms, Bathroom and separate w/c. The second floor has an overall attic Bedroom. Enclosed patio garden to the rear.



Reception Hall

Central heating radiator.

Lounge

12'8 x 14'1 (3.86m x 4.29m)

Log burner set into chimney breast, feature fireplace surround and central heating radiator.

Dining Kitchen

13'3 x 13'1 (4.04m x 3.99m)

Modern wall and base units, electric oven and hob with extractor fan over and tiled splashback. Plumbing for washing machine and central heating radiator.

Utility Room

3'7 x 6'5 (1.09m x 1.96m)

Plumbing for washing machine, Stainless Steel sink unit with tiled splashback.

Cellar

Useful storage space.

First Floor Landing

Bedroom One

10'5 x 13'1 (3.18m x 3.99m)

Central heating radiator.

Bedroom Two

14'2 x 10'8 (4.32m x 3.25m)

Central heating radiator.

Separate WC

Low flush WC and hand wash basin.

Bathroom

Two piece suite comprising of; hand wash basin and bath with shower over. Heated towel rail and part tiles.

Second Floor

Bedroom Three

15'8 x 14'7 (4.78m x 4.45m)

External

There is a yard to the rear of the property.

Council Tax

Band A.

Tenure

Freehold.



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	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)			A (92 plus)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (13-38)			F (13-38)		
G (1-12)			G (1-12)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	53

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