



Brow Foot, Shipley,

£155,000

*** INNER TOWN HOUSE * TWO BEDROOMS * NO ONWARD CHAIN * CUL-DE-SAC *
* CONSERVATORY * GREAT STARTER HOME * CLOSE TO SHIPLEY TRAIN STATION ***

Available with no onward chain, is this delightful two bedroom inner town house. Benefits from upvc double glazing and briefly comprises entrance porch, hallway, lounge, kitchen, conservatory, outhouse/utility, two first floor bedrooms, shower room and separate wc. To the outside there are good sized front and rear gardens.



Entrance Porch

With electric heater.

Hallway

With electric heater.

Lounge

17'5" x 9'7" (5.31m x 2.92m)

Modern electric fire, electric heater, upvc French doors to conservatory.



Conservatory

9'10" x 9'2" (3.00m x 2.79m)

With access to the rear garden.



Kitchen

13'1" x 8'5" (3.99m x 2.57m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, integrated fridge freezer, electric oven and hob, store cupboard.

Utility/Outhouse

9'2" x 7'2" (2.79m x 2.18m)



First Floor Landing

Bedroom One

9'10" x 17'9" (3.00m x 5.41m)

With electric heater.



Bedroom Two

12'1" x 9'8" (3.68m x 2.95m)

With electric heater.

Shower Room

With shower cubicle, vanity sink unit, tiled walls, electric towel heater.

Separate WC

With low suite wc.

Exterior

To the outside there are enclosed gardens to both front and rear.



Directions

From our office in Idle village proceed straight up The High St, right onto Town Ln, left onto Leeds Rd, left onto West Royd Rd, West Royd Rd turns slightly right and becomes Wrose Brow Rd, turn right onto Browfoot.

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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(13) F			(39-54) E		
(1-12) G			(13-38) F		
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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