



Ripley Street, Lightcliffe,

£175,000

**** STONE BUILT TERRACE ** TWO BEDROOMS ** IDEAL FOR FTB/YOUNG COUPLE ****

**** OPEN ASPECT VIEWS TO REAR ** REQUIRES SOME TLC ** FRONT GARDEN ****

Occupying a sought after location of Lightcliffe is this stone built two bedroom terrace property.

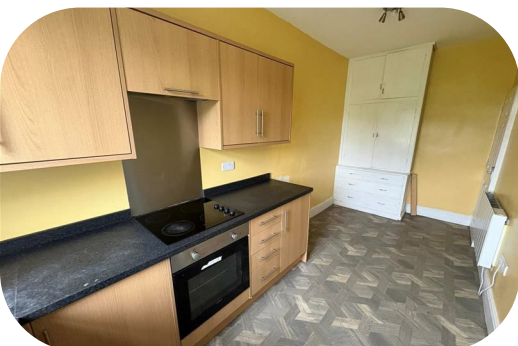
The property would make an ideal purchase for a FTB/ Investor or Young Couple.

Benefits from open aspect views, electric heating and uPVC double glazed windows.

With Lightcliffe Village close by there is a choice of amenities, shops, good schools and motorway links near by.

The accommodation briefly comprises of a vestibule, lounge, cellar, dining kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a garden to the front.



Entrance Porch

Lounge

14'3" x 14'7" (4.34m" x 4.45m")

Electric wall mounted fire, electric heater and farmland views.

Dining Kitchen

17'2" x 6'8" (5.23m" x 2.03m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer, electric oven & hob, electric heater and farmland views.

Cellar

Useful storage.

First Floor Landing

Bedroom One

14'3" x 9'9" (4.34m" x 2.97m")

Electric heater and farmland views.

Bedroom Two

17'3" x 6'9" (5.26m" x 2.06m")

Electric heaters and farmland views.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and electric heater.

Exterior

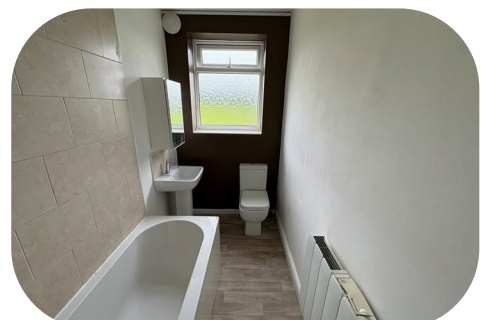
Garden to front with farmland views.

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		
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	

Energy Efficiency Rating: 88 (Current), 43 (Potential)
Environmental Impact (CO₂) Rating: A (Current), C (Potential)

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