



Glenside Road, Shipley,

£215,000

- * SEMI DETACHED * THREE BEDROOMS * MODERN DINING KITCHEN * CONSERVATORY *
- * GARDENS & GARAGE * CLOSE TO SHIPLEY TRAIN STATION * POPULAR LOCATION *
- * POTENTIAL TO EXTEND - subject to any relevant planning consents *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, modern fitted dining kitchen, conservatory, three first floor bedrooms - all having fitted wardrobes, plus a house bathroom and separate wc.

To the outside there are gardens to three sides, driveway and an oversized garage.



Entrance Hall

With radiator.

Lounge

12' x 15'9" (3.66m x 4.80m)
With bay window and radiator.

Dining Kitchen

18'3" x 11'1" (5.56m x 3.38m)
Modern dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, fridge freezer, dishwasher, part tiled walls and radiator, patio doors to conservatory.

Conservatory

9' x 8'5" (2.74m x 2.57m)

First Floor Landing

Bedroom One

13' x 10'2" (3.96m x 3.10m)
With built in wardrobes and radiator.

Bedroom Two

11'2" x 9'9" (3.40m x 2.97m)
With built in wardrobes and radiator.

Bedroom Three

8'5" max x 6'8" (2.57m max x 2.03m)
With built in wardrobes and radiator.

Bathroom

Two piece white suite, part tiled walls and radiator.

Separate WC

With low suite wc.

Loft

Boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a garden to the front, drive leading to a one and a half garage, larger enclosed garden to the rear.

Directions

From our office in Idle village proceed straight ahead up The High St, turn right onto Town Ln, left onto Leeds Rd, turn right onto Glenside Ave, left onto Glenside Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) 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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