Sugdens
Sales & Lettings

Glenfield, Shipley,

£214,000

* * EXTENDED SEMI DETACHED * * THREE BEDROOMS * * NO CHAIN * * VERY WELL PRESENTED * *
* * CLOSE TO SHIPLEY TRAIN STATION * * MODERN FITTED DINING - KITCHEN * * CONSERVATORY * *
* * LANDSCAPED GARDENS * * INTERGRATED APPLIANCES * *

Fantastic opportunity for a growing family to purchase this delightful three bedroom "ready to move into" semi detached house. Available with vacant possession and benefits gas central heating and upvc double glazing.

The extended accommodation briefly comprises entrance porch, lounge, modern fitted dining-kitchen and conservatory. Three first floor bedrooms and a white house bathroom.

To the outside there are front and rear gardens.

Entrance Porch

Cloakroom
Low flush wc and pedestal wash basin.

Lounge
12'4" x 15'8" (3.76m" x 4.78m")
Stainless steel log effect electric fire with modern feature fireplace surround, bay window and radiator.

Dining Kitchen
15'6" x 14'5" (4.72m" x 4.39m")
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, electric oven & hob with extractor, integrated microwave, integrated fridge freezer, integrated dishwasher and radiator.

Conservatory
7'7" x 9'3" (2.31m" x 2.82m")

First Floor Landing

Bedroom One
11'7" x 8'3" (3.53m" x 2.51m")
Fitted wardrobes and radiator.

Bedroom Two
17'2" x 9'1" (5.23m" x 2.77m")
Radiator.

Bedroom Three
6'5" x 7'9" (1.96m" x 2.36m")
Radiator.

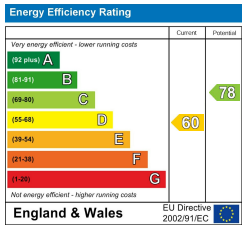
Bathroom
Modern three piece suite comprising panel bath with shower over and screen, low flush wc, ,pedestal wash basin, tiled wall and heated towel rail.

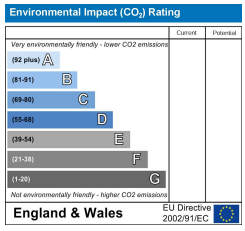
Exterior
Enclosed patio garden to front together with an enclosed patio and lawn garden to rear.

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.





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