



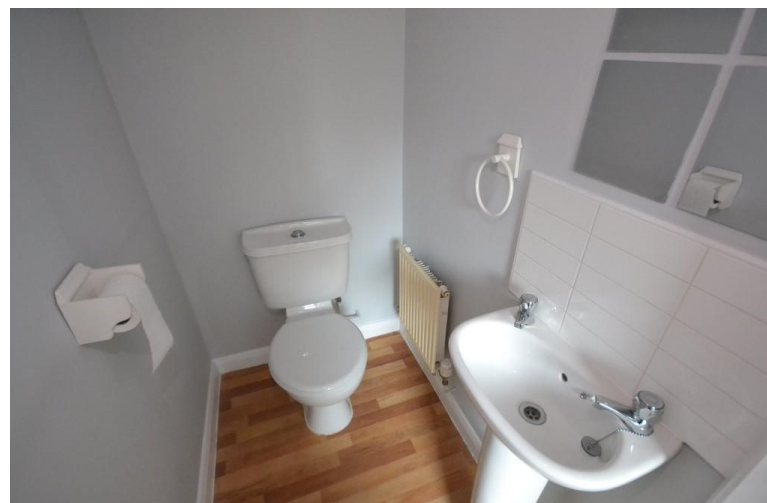
## Sharket Head Close, Bradford BD13 1PD

- MODERN MID TOWN HOUSE
- FRESHLY DECORATED
- THREE BEDROOMS
- LOUNGE & DINING KITCHEN
- GROUND FLOOR WC
- AVAILABLE NOW
- ENCLOSED GARDEN TO THE REAR
- PARKING TO THE REAR

**£595 pcm**

EPC Rating 'C'





## Property Description

Offered for sale this MODERN THREE BEDROOM TOWN HOUSE benefiting from PARKING to the rear, ENCLOSED REAR GARDEN, DINING KITCHEN, GROUND FLOOR CLOAK ROOM, DOUBLE GLAZING and GAS CENTRAL HEATING. An ideal first time buyer or family home. Briefly comprising of: Entrance vestibule, Lounge, Dining kitchen, Ground floor wc, Rear entrance vestibule, First floor landing, Three first floor bedrooms, Bathroom, Small garden to the front, Enclosed garden to the rear, Tarmac parking.

**ENTRANCE VETSIBULE** Front entrance door, central heating radiator, stairs to first floor landing.

**LOUNGE** 11' 11" x 12' 3" (3.63m x 3.73m) TV & telephone points, under stairs storage cupboard, central heating radiator, window to front elevation.

**DINING KITCHEN** 11' 5" x 9' 10" (3.48m x 3m) Modern range of fitted base & wall units with contrasting black work surfaces, splash back wall



tiling, one & a half bowl stainless steel sink & drainer with mixer tap, fitted oven with four ring gas hob & extractor above all matching in brushed stainless steel, plumbing for an automatic washing machine, wood effect floor covering, central heating radiator, window to rear elevation.

**REAR ENTRANCE VESTIBULE** Back door, central heating radiator.

**GROUND FLOOR WC** Matching low flush WC & pedestal wash basin both matching in white, central heating radiator, extractor fan.

**FIRST FLOOR LANDING** Access to the loft.



**BEDROOM ONE** 11' x 8' 8" (3.35m x 2.64m) Fitted wardrobes, central heating radiator, TV point, window to rear elevation.

**BEDROOM TWO** 11' 4" narrowing to 9' 4" x 8' 8" (3.45m x 2.64m) Central heating radiator, window to front elevation.

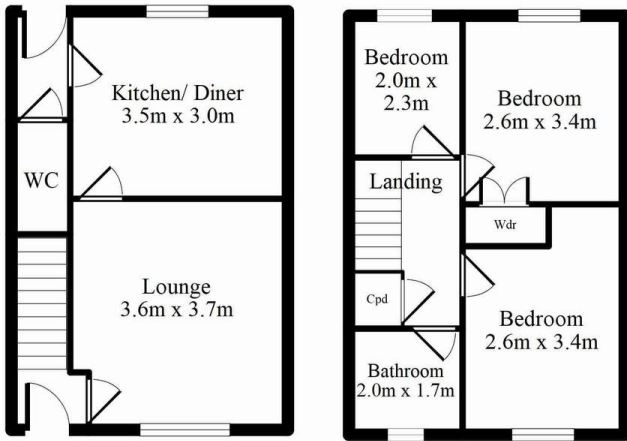
**BEDROOM THREE** 7' 5" x 6' 5" (2.26m x 1.96m) Central heating radiator, window to rear elevation.

**BATHROOM** 6' 6" x 5' 5" (1.98m x 1.65m) Modern three piece suite in white comprising; panelled bath with shower taps, shower curtain rail, pedestal wash basin, low flush WC, part tiled walls, central heating radiator, extractor fan, window to rear elevation.

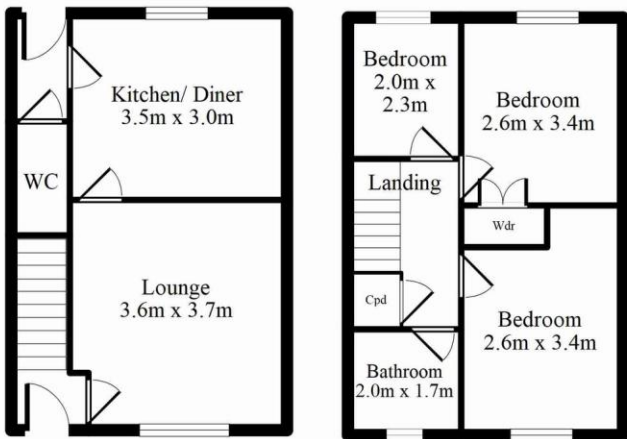


**EXTERIOR** Small front garden with paved path & mature shrubs. Enclosed rear garden with lawn, decked seating area & fenced boundary. Parking for two vehicles to the rear.





Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC