

## 12a Chellow Lane Bradford, BD9 6AS

Sharpes lettings are proud to offer this four bedroom detached home situated in Chellow Dene which is handily placed for access to Daisy Hill, Allerton and Bradford Royal Infirmary. Property offers family sized living accommodation, occupies an elevated position with a good size lawn garden to the front along with a drive for multiple cars.

Available Immediately!

£2000 PCM

EPC- D

Council Tax- F

- FOR LET BY SHARPES LETTINGS
- £2000 PER MONTH
- EPC-TBC, COUNCIL TAX - F
- FOUR BEDROOM DETACHED HOME
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

**Auction Guide Price - £2,000 Per Month**

**Description**

A four bedroom (Master En-suite) Detached property situated in Chellow Dene which is handily placed for access to Daisy Hill, Allerton and Bradford Royal Infirmary. The property offers family sized living accommodation, occupies an elevated position with a good size lawn garden to the front along with a double garage. Gas central heating and double glazed. Comprises of an entrance hall to the rear, cloaks w/c, 24 ft living room, dining room, kitchen, first floor master bedroom with en-suite, bathroom, three further bedrooms, family bathroom. Viewing by appointment.

**Rear Entrance Hall**

With radiator and under stairs storage cupboard.

**Cloakroom**

With low flush w/c, wash basin and radiator.

**Lounge 24' Max x 15' Max ( 7.32m Max x 4.57m Max )**

Spacious reception room with double glazed window to the side and rear, double glazed patio door to the front. Fire place with stove fire.

**Dining Room 17' 7" x 11' 2" Max ( 5.36m x 3.40m Max )**

With double glazed patio doors to the front and radiator.

**Kitchen 16' 3" x 9' 9" ( 4.95m x 2.97m )**

Modern range wall and base units with sink and radiator, double glazed window to the rear side and front. Door to the rear.

**First Floor Landing**

With access to the loft.

**Master Bedroom 16' 6" x 9' 10" ( 5.03m x 3.00m )**

With double glazed patio door to the front, double glazed window to the side with fitted wardrobes and radiator.

**En-Suite**

Comprising corner bath with shower over and screen, w/c, wash basin, double glazed window and heated towel radiator.

**Bedroom Two 16' 4" x 9' 10" ( 4.98m x 3.00m )**

With double glazed window to the front and side and radiator.

**Bedroom Three 10' 2" Max x 8' 1" ( 3.10m Max x 2.46m )**

With a radiator and double glazed window.

**Bedroom Four 8' 4" x 8' 1" ( 2.54m x 2.46m )**

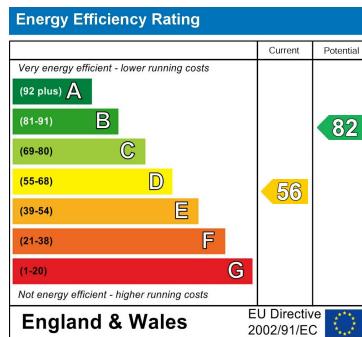
With Double glazed window to the front and radiator, cupboard.

**Bathroom**

Three piece suite comprising roll top bath, w/c and pedestal wash hand basin, double glazed window and radiator.

**Outside**

To the front of the property spacious driveway leading to double detached garage. Good size lawn garden and small areas to the rear.



**Guide Price:** An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

**MONEY LAUNDERING REGULATIONS 2003**

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.