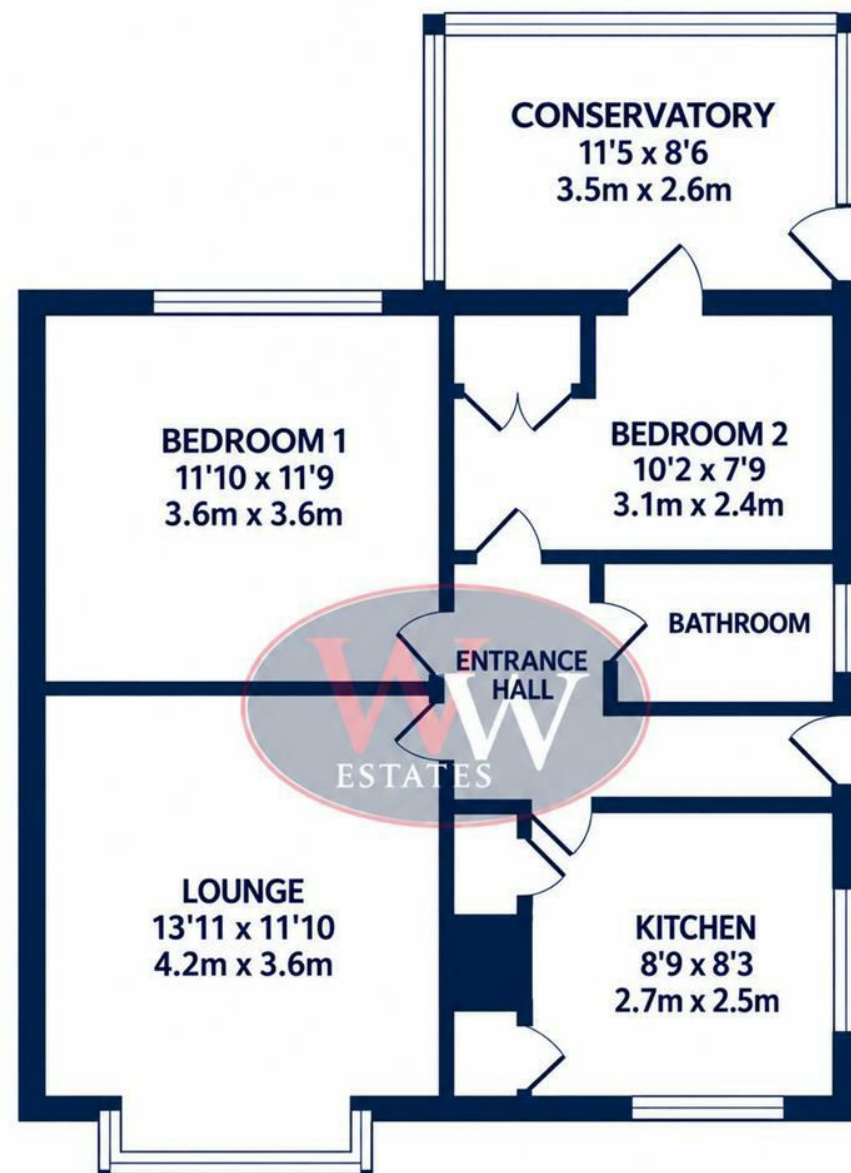
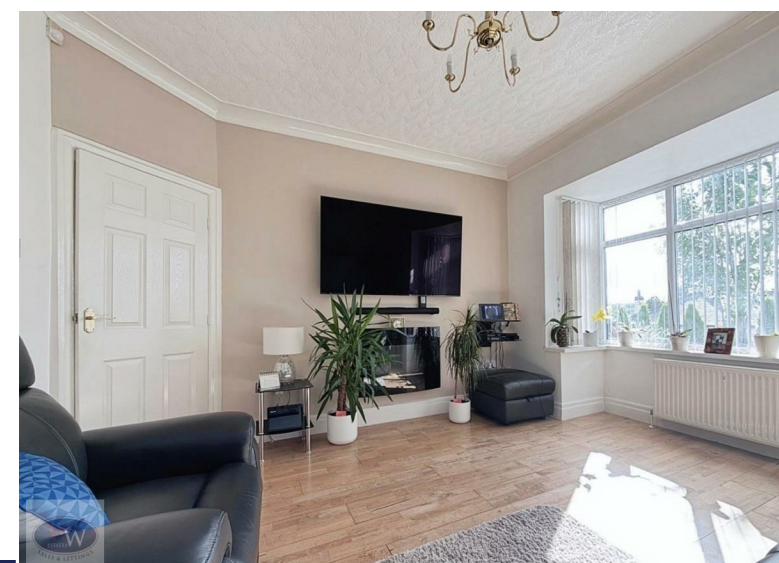
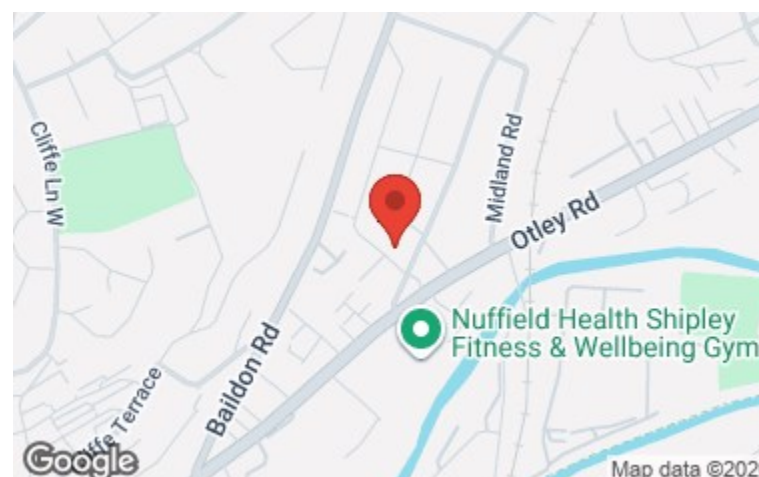




**TOTAL APPROX. FLOOR AREA  
60.1 SQ.M. (646 SQ.FT.)**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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**Offers In The Region Of £250,000 Freehold**

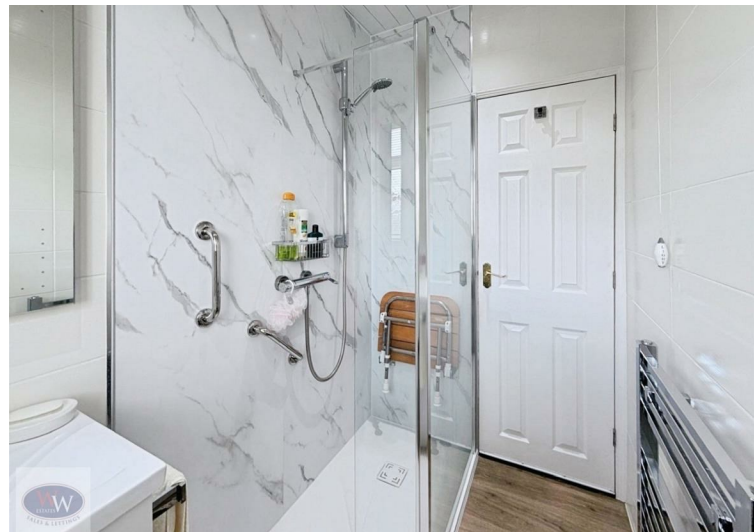
**St. Aidans Road, Shipley, BD17 6AJ**

**\*\* Semi-Detached Bungalow \*\* 2 Bedrooms \*\* Loft Conversion \*\* 2 Driveways & a Detached Garage \*\* Private Rear Garden \*\* Conservatory \*\*** This beautiful bungalow offers modern living with 2 double bedrooms and spacious reception room, this property is ideal for those seeking a tranquil home.

Side entrance featuring a PVCu bevelled glazed door leading into the hallway, complete with walk-in storage & solid wood flooring. The modern gloss white kitchen has brushed chrome handles, a stainless steel sink with mixer tap, Marble effect worktops, along with integrated oven, halogen hob, and an overhead extractor hood, ensuring a functional yet elegant space. Additional fitted storage and LED lighting enhance the kitchen's appeal.

The spacious lounge features a bay window adorned with new vertical blinds, allowing natural light to flow in. A wall-mounted electric plasma fire adds a touch of warmth, complemented by 2 central heating radiators & solid wood flooring, creating a cosy atmosphere for relaxation.

The downstairs double bedroom has light decor, carpet flooring & a picture window that overlooks the serene rear garden. The newly fitted bathroom is a modern suite, featuring a gas power shower within a double cubicle, a gloss white vanity unit & mirror, stylish PVC splash panelling. The bathroom is finished with a chrome ladder radiator and recessed LED lighting, ensuring a bright and inviting space.



A PVCu conservatory provides additional living space with access to the rear garden, featuring vertical blinds, central heating, and laminate flooring. Ascend the staircase to discover a loft conversion that houses the second double bedroom, complete with a Velux window, eaves storage, & carpet flooring, making it a perfect retreat.

To the front are 2 driveways one leading to a detached garage. The front garden has rainbow stone paving with selecting planting. To the rear are several patio areas with pergola's, raised planted areas with a selection of mature plants.

**Property Misdescription Act**

These particulars, including any floorplans, measurements, photographs and descriptions, have been prepared in good faith and are believed to be accurate to the best of our knowledge. They are intended as a general guide only and should not be relied upon as statements of fact or as forming part of any contract.

All measurements, dimensions and floorplans are approximate and are provided for identification and illustrative purposes only. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.

