

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com



Directions

See Mapping.



St. Aidans Road, Shipley, BD17 6AJ
Offers In The Region Of £250,000

**** 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.

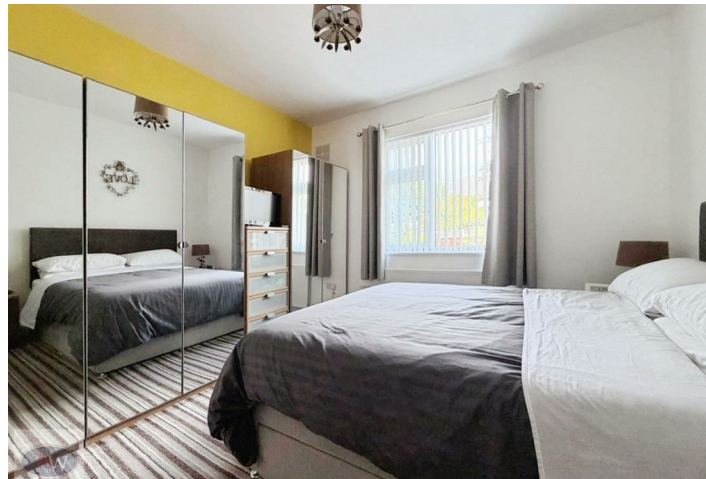
The spacious lounge features a bay window adorned with new vertical blinds, allowing natural light to flow in. A wall-mounted electric plasma fire adds a touch of warmth, complemented by 2 central heating radiators & solid wood flooring, creating a cosy atmosphere

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.



Fixtures & fittings Beautiful 2 Bedroom Bungalow with Loft Conversion.....	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band	Tenure Freehold