



£160,000

TWO BEDROOMS* *HUGE POTENTIAL TO EXTEND* *GENEROUS SIDE PLOT* *IDEAL FOR FIRST TIME BUYERS & GROWING FAMILIES* *STONES THROW FROM LOCAL SCHOOL* *DRIVEWAY PARKING* *CLOSE TO AMENITIES OF SHIPLEY & THACKLEY

Townend Estate Agents offer for sale this delightful semi-detached house, presenting an excellent opportunity for first-time buyers and families alike. The house boasts a well-maintained garden, providing a lovely outdoor space for relaxation and play. Additionally, the driveway accommodates parking for two vehicles, ensuring convenience for you and your guests. The huge potential for extension at the side of the property opens up exciting possibilities for those looking to expand their living space in the future (subject to planning consents). Situated just a stone's throw away from a local school, this home is ideally located for families seeking a nurturing environment for their children. Within close proximity of all the amenities of Thackley & Shipley, including train station.

This semi-detached house on High Busy Lane is a fantastic opportunity for anyone looking to enter the property market or seeking a family-friendly home. With its appealing features and prime location, it is sure to attract considerable interest. Don't miss your chance to view this promising property.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

High Busy Lane, BD18

Approximate Gross Internal Area
65.5 sq m / 705 sq ft

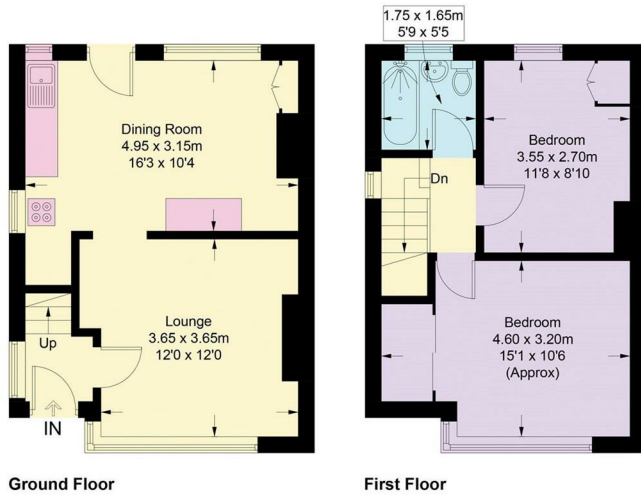
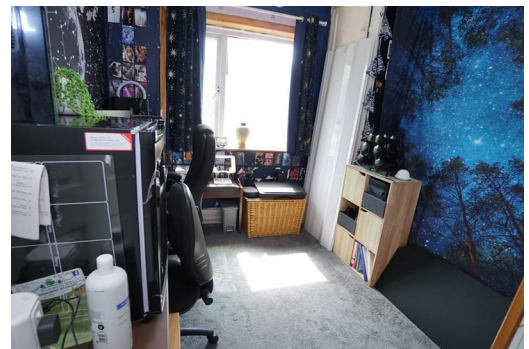


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218311)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		