



£170,000

TWO BEDROOMS *END TOWNHOUSE* *DRIVEWAY PARKING* *GARDEN* *MODERN KITCHEN & BATHROOM* *IDEAL FOR FIRST TIME BUYERS*
POPULAR LOCATION *CLOSE TO LOCAL AMENITIES & TRAIN STATION*

Nestled in the desirable cul-de-sac of Beck View Way, this contemporary end town house presents an excellent opportunity for those seeking a modern living space. The property boasts two well-proportioned bedrooms and two bathrooms, making it ideal for small families or professionals looking for extra space. Upon entering, you will find a welcoming reception room that offers a bright and airy atmosphere, perfect for relaxation or entertaining guests. The modern build ensures that the home is not only stylish but also highly energy efficient, contributing to lower utility bills and a reduced carbon footprint.

The spacious rear garden is a standout feature, providing a private outdoor retreat for gardening, play, or simply enjoying the fresh air. Additionally, the property includes driveway parking for two vehicles, a valuable asset in this popular location.

Situated close to the amenities of Shipley, residents will benefit from easy access to shops, schools, and transport links, making daily life convenient and enjoyable. This property is a fantastic choice for anyone looking to embrace a contemporary lifestyle in a vibrant community. Don't miss the chance to make this lovely house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		