



£230,000

EXTENDED* *FIVE BEDROOMS* *OCCASIONAL LOFT ROOM* *NO CHAIN* *GROUND FLOOR WHEELCHAIR ACCESSIBLE BATHROOM* *FLEXIBLE LIVING ACCOMMODATION* *PANORAMIC LONG DISTANCE VIEWS* *TWO RECEPTION ROOMS* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDENS

Townend Estate Agents offer for sale this semi-detached house, offered with no onward chain, offering a perfect blend of comfort and versatility. With five spacious bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The flexible living accommodation allows for a variety of uses, whether you need a home office, playroom, or guest space. Additionally, the occasional loft room adds an extra dimension to the property, offering potential for further development or simply a quiet retreat with long-distance views that are sure to impress. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The absence of an onward chain simplifies the buying process, making this home an attractive option for those looking to move in without delay. Conveniently placed for access towards all the amenities of Shipley, including excellent local schools, this property is ideal for families. Benefitting from gas central heating, UPVC double glazing and gardens front and rear, this isn't one to be missed. The combination of its generous living areas, flexible layout, and stunning views makes it a rare find in the Shipley area. Whether you are a growing family or simply seeking a spacious home, this semi-detached residence is well worth a visit.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

West Royd Road, BD18

Approximate Gross Internal Area = 165.9 sq m / 1786 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1172442)



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		

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SALES • LETTING

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