



£249,950

EXTENDED THREE BEDROOMS *MULTIPLE RECEPTION ROOMS* *FANTASTIC OPEN PLAN KITCHEN* *NOT OVERLOOKED* *GARDEN* *PARKING & GARAGE* *POPULAR LOCATION* *NEW ROOF & GUTTERING* *NEW UPVC & DOORS* *IDEAL FOR FAMILIES*

Townend Estate Agents offer for sale this extended semi-detached property, offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a spacious home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. At the heart of the home lies a fantastic open plan kitchen, designed to cater to both culinary enthusiasts and casual diners alike. This inviting space is perfect for family gatherings or hosting friends, making it a true focal point of the house. The property also boasts two bathrooms, adding convenience for busy households. One of the standout features of this home is the rear garden, which is not overlooked, providing a sense of privacy and tranquillity. Additionally, the property includes a garage and parking, offering practical solutions for your vehicles and storage needs. Benefitting from a new roof, new gutters, new UPVC & doors, this isn't one to be missed. This semi-detached house on Low Ash Drive is not just a home; it is a lifestyle choice, combining modern amenities with a welcoming atmosphere. With its excellent location and thoughtful design, this property is sure to appeal to those looking for a comfortable and stylish living space in Shipley.

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		