



£249,950

**\*FOUR BEDROOMS\* \*GATED DRIVEWAY\* \*FAMILY HOME\* \*LONG DISTANCE VIEWS\* \*GARDENS & DETACHED GARAGE\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*UTILITY ROOM\***

Townend Estate Agents offer for sale this fantastic semi-detached house located on Gaisby Lane in Shipley! This property boasts a fantastic design and also offers breathtaking long-distance views that will surely captivate you.

As you step inside, you'll be greeted with a spacious reception room, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort.

The gated entrance ensures security and privacy with parking available for multiple vehicles, convenience is at the forefront of this property. Don't miss out on the opportunity to make this fantastic property your own. It's the perfect place for a growing family to create lasting memories and enjoy the comforts of modern living.

The property comprises briefly: Entrance, Lounge, spacious Kitchen-Diner room, Cloaks W/C, Utility room. Upstairs are four bedrooms, the master with en-suite, separate family bathroom. Externally is an enclosed garden, detached garage and ample driveway parking.

Ask us about....

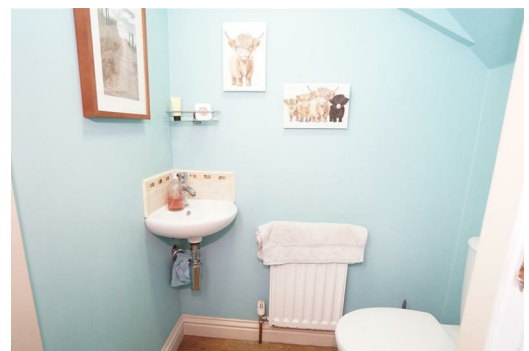
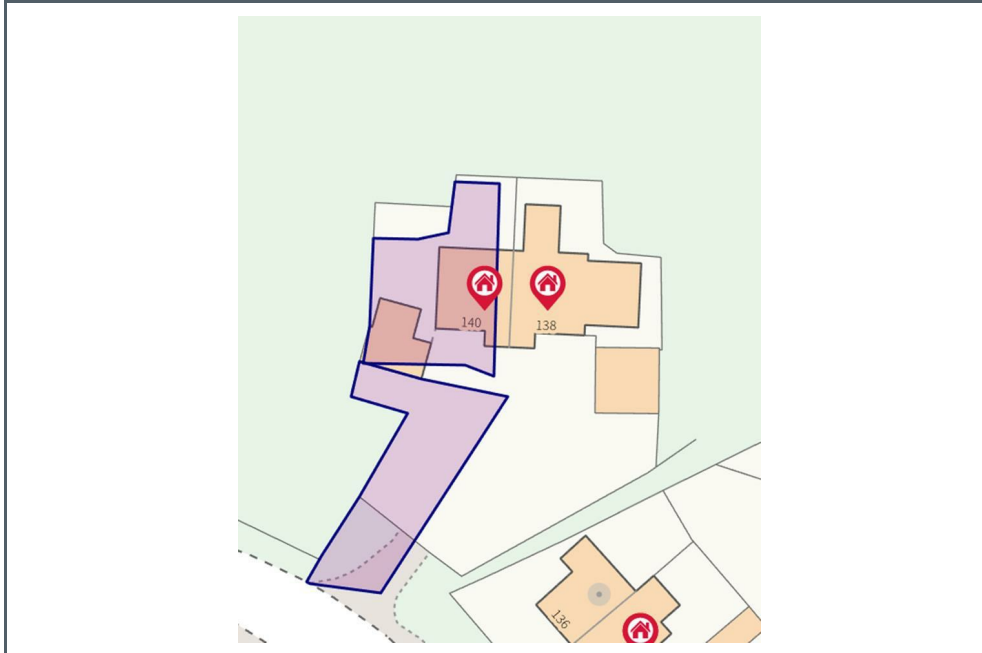
AUCTION

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		88	(81-91) <b>B</b>		
(69-80) <b>C</b>		77	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		