



£210,000

*** FOUR BEDROOMS* *CUL-DE-SAC LOCATION* *FABULOUS VIEWS* *DRIVEWAY & GARAGE***

Welcome to this charming semi-detached bungalow located in the sought-after West View Close, Shipley. This delightful property has 4 bedrooms, including a convenient ground floor bedroom and three upstairs bedrooms (no building regs for first floor bedrooms), there is plenty of space for the whole family.

Imagine waking up to beautiful views every morning - this property offers just that! The rear garden provides a lovely outdoor space to enjoy a cup of tea while admiring the surroundings. One of the standout features of this property is the ample parking available, along with a garage for your convenience.

The accommodation comprises: Hallway, lounge, dining kitchen, main bedroom, and house bathroom. Rear sun room, three further bedrooms upstairs (no building regs). Externally are gardens to the front and rear with lawn and decking. Driveway providing ample parking to single garage.

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		