



£185,000

TWO DOUBLE BEDROOMS* *POTENTIAL TO EXTEND* *QUIET CUL-DE-SAC LOCATION* *CLOSE TO AMENITIES OF SHIPLEY* *AMPLE PARKING* *WELL PRESENTED* *CONSERVATORY* *MODERN KITCHEN & BATHROOM

Nestled in the tranquil cul-de-sac of Pratt Lane, Shipley, this charming end town house offers a delightful blend of comfort and modern living. With two well-proportioned DOUBLE bedrooms and a stylish bathroom, this property is perfect for small families or couples seeking a peaceful retreat. Upon entering, you will be greeted by a spacious reception room that exudes warmth and character, providing an ideal space for relaxation or entertaining guests. The modern kitchen is a highlight, featuring contemporary fittings that make cooking a pleasure. Adjacent to the lounge, the conservatory invites natural light, creating a bright and airy atmosphere that enhances the overall appeal of the home. One of the standout features of this property is the enviable side plot, which presents an exciting opportunity for extension (subject to consents) allowing you to tailor the space to your needs. Additionally, the property boasts parking for up to three vehicles, a rare find in such a desirable location. Situated close to the amenities of Shipley, including the train station, you will enjoy the convenience of local shops, schools, and recreational facilities just a stone's throw away.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Pratt Lane, BD18

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (01327807)



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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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