



£180,000

NO CHAIN *TWO DOUBLE BEDROOMS* *POPULAR LOCATION* *WELL PRESENTED* *CONSERVATORY* *GARDEN*
PARKING

TWO DOUBLE BEDROOM semi-detached located in a popular residential area, close to a variety of amenities in Shipley, including the train station, ideal for access towards Leeds, Bradford, Bingley, Skipton and beyond! Situated close to excellent local schools, this property is the ideal family home.

Benefitting from gas central heating, UPVC double glazing, driveway parking, garden and conservatory. The property comprises briefly: Entrance, Lounge, Kitchen-Diner, Conservatory, Cloaks W/C. Upstairs are two double bedrooms and the house bathroom. Externally to the rear is a garden with patio and faux lawn areas. Driveway parking to the front.

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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		74	(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		