



## **32 Wrose Brow Road, Shipley, BD18 2NT**

INNER Town house currently providing TWO BEDROOM - plus CONVERTED ATTIC accommodation which is further enhanced by a good size CONSERVATORY. Forming part of this ever popular location which offers easy access to both SHIPLEY and THACKLEY. Contact Robert Watts to arrange your viewing today.

**£150,000**

**T** 01274 614804 **E** [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

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# 32 Wrose Brow Road, Shipley, BD18 2NT

## **COUNCIL TAX Bradford**

Band A

## **ENTRANCE HALL**

### **LIVING ROOM 12'9" x 12'3" (3.89m x 3.73m)**

Laminate flooring

### **KITCHEN 15'6" x 7'3" (4.72m x 2.2m)**

Selection of wall and base units, work tops, sink unit - useful understairs store

### **CONSERVATORY 13'2" x 11'4" (4.01m x 3.45m)**

## **LANDING**

### **BEDROOM 1 12' (3.66) x 9'2" (2.8) plus recess**

Built in wardrobe , laminate flooring

### **BEDROOM 2 9'4" x 9' (2.84m x 2.74m)**

Built in wardrobe , laminate flooring

### **ATTIC 12' x 10'7" (3.66m x 3.23m)**

Converted attic, access via fixed stair case, Velux window

**OUTSIDE** Pleasant gardens front and rear

**PLANNING / BUILDING REGULATIONS** We advise any interested parties to clarify any necessary planning permissions or building regulations for any alterations or additions prior to proceeding.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

01274 614804 
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