

The Family Estate Agent



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

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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.











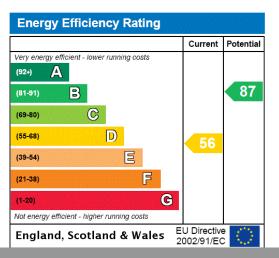








Total Area: 97.2 m² ... 1046 ft² All measurements are approximate and for display purposes only



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