



## 28 West View Avenue, Wrose, Shipley, BD18 1NG

Semi-detached TRUE BUNGALOW – renovated to a HIGH STANDARD in recent years. This THREE BEDROOM example occupies a generously sized plot which forms part of this well regarded cul-de-sac. Rest assured our vendors have invested a great deal of time, money and effort here so you don't have to! Well presented accommodation, along with clear potential to alter / extend (subj to pp) further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**£260,000**

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**SIDE PORCH** Leads to hallway

**HALLWAY** Solid wood flooring

**LIVING ROOM 18'1" x 12'4" (5.5m x 3.76m)**

**KITCHEN DINER 16'1" x 9'2" (4.9m x 2.8m)**

Ample wall and base units with contrasting worktops, Belfast sink - integrated appliances include: fridge, freezer, dishwasher - plumbed for washing machine - NB range cooker not included unless by separate negotiation - solid wood flooring

**INNER HALL** Useful store closet

**BEDROOM 1 18' x 8'10" (5.49m x 2.7m)**

**BEDROOM 2 11'10" x 8'2" (3.6m x 2.5m)**

Access to fully boarded loft

**BEDROOM 3 11'2" x 6'3" (3.4m x 1.9m)**

Patio doors to front garden, solid wood flooring

**WETROOM** Shower area, wash basin, WC

**OUTSIDE** Small garden to front, parking to front and side, good size rear garden - under house store room and larger under house area (previously a garage) with patio doors

**COUNCIL TAX Bradford**

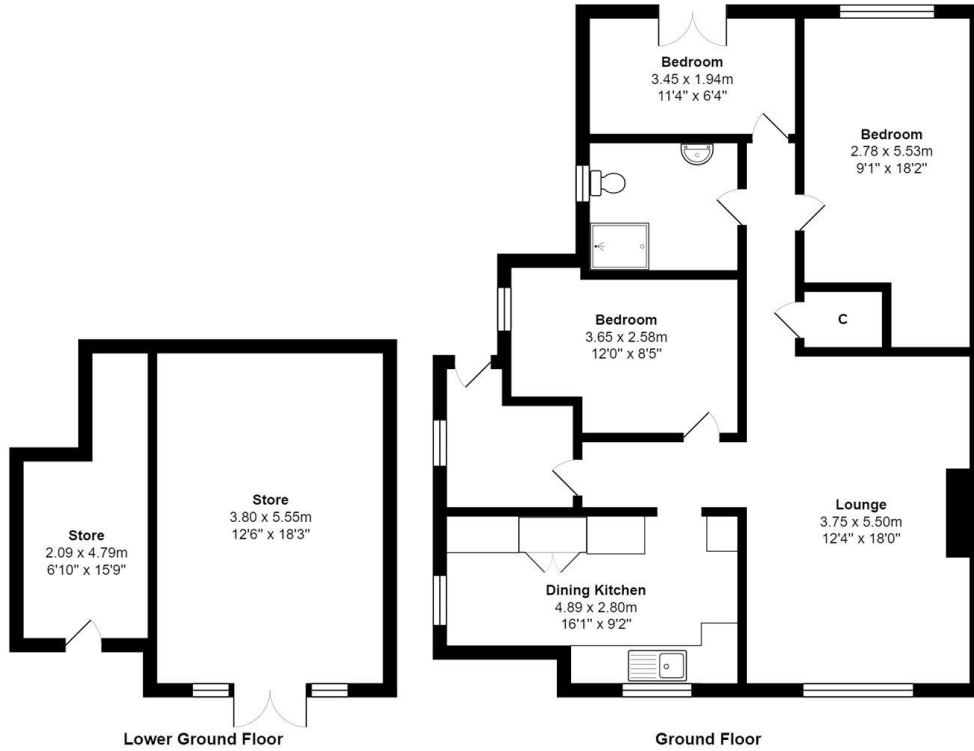
Band C

**TENURE** Freehold

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: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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