



50 Calderwood Close, Shipley, BD18 1PZ

NO CHAIN -Occupying an enviable good sized plot this FAMILY SIZED DETACHED home currently provides FOUR BEDROOM, TWO RECEPTION ROOM accommodation. Forming part of this ever popular development in Wrose. Handy for travel to both Shipley and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£340,000

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LEASEHOLD INFORMATION We are advised by our vendor this property is leasehold , we are awaiting confirmation of remaining lease length and additional charges relating to ground rent and service charges

ENTRANCE HALLWAY Tiled floor and under stairs store

LOUNGE 15'6" x 12'5" (4.72m x 3.78m)

DINING ROOM 9'3" x 9'3" (2.82m x 2.82m)

Tiled floor and patio doors

UTILITY ROOM Plumbed for automatic washer

KITCHEN 11'4" x 9'5" (3.45m x 2.87m)

Selection of wall and base units, worktops with stainless steel sink unit and built in oven, hob and extractor

FIRST FLOOR LANDING Access to loft

BEDROOM ONE 11' (3.35) plus recess x 10'7" (3.23) plus robes

Fitted wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

BEDROOM TWO 16'6" x 8'6" (5.03m x 2.6m)

BEDROOM THREE 10'2" x 6'1" (3.1m x 1.85m)

BEDROOM 4 9'5" x 8'5" (2.87m x 2.57m)

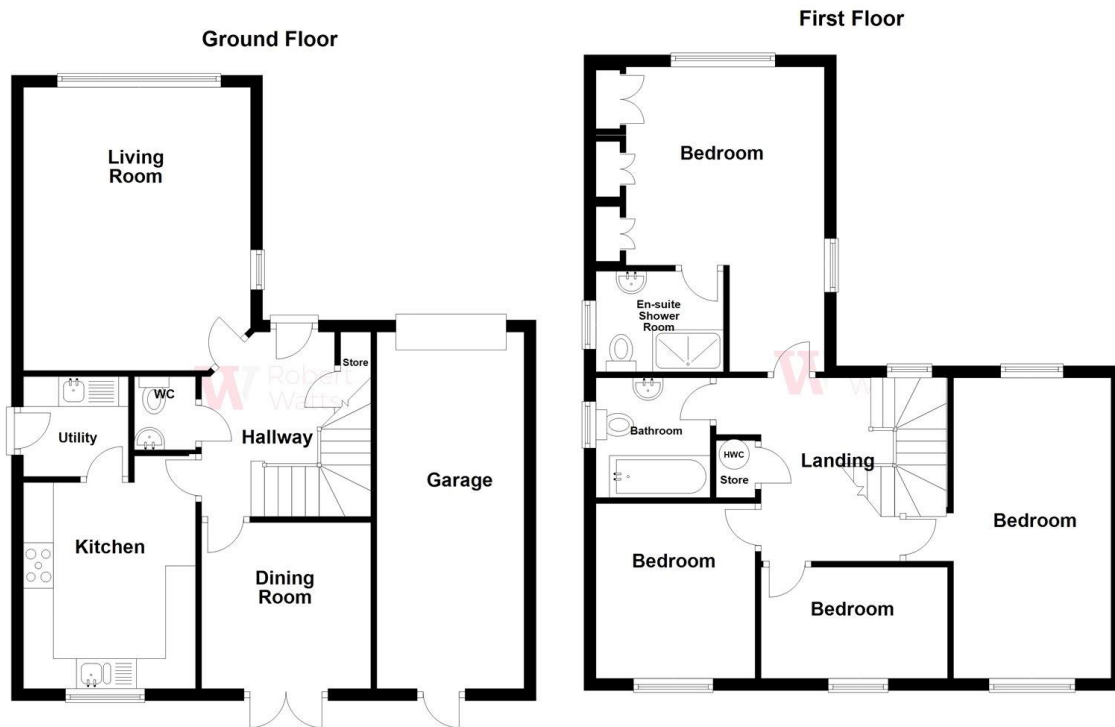
BATHROOM Three piece white suite

OUTSIDE Part shared drive and garage, garden to rear

COUNCIL TAX Band E

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.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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