



## 1A, Wharncliffe Road, Shipley, BD18 2AD

FAST TRACK SALE -QUICKER COMPLETION: Ask for more information.

Detached TRUE BUNGALOW currently providing THREE BEDROOM accommodation. This fine example is further enhanced by a pleasant conservatory, drive, garage and mature gardens. Of likely appeal to a variety of buyers. Forming part of this ever popular locality which offers access to many amenities including: Lister Park and Frizinghall rail station. Contact Robert Watts to arrange your viewing today.

**£180,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** RWEstateAgents **t** @robertwatts\_

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# 1A, Wharncliffe Road, Shipley, BD18 2AD

## **COUNCIL TAX Bradford**

Band C

## **TENURE Freehold**

**FAST TRACK** This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

**ENTRANCE HALL** Access to loft space

## **LIVING ROOM 15'1" x 11'7" (4.6m x 3.53m)**

Open to conservatory

## **CONSERVATORY 8'9" x 8' (2.67m x 2.44m)**

Enjoying views over gardens

## **KITCHEN 15'1" x 8'6" (4.6m x 2.6m)**

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor, splash back tiled walls

## **BEDROOM 1 11'4" (3.45) max x 8'9" (2.67) plus robes**

Fitted wardrobes

## **BEDROOM 2 8'7" x 8'1" (2.62m x 2.46m)**

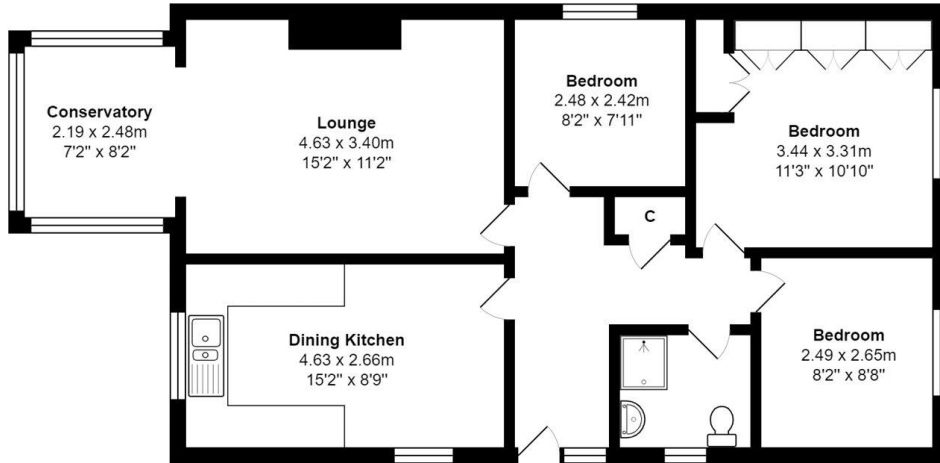
## **BEDROOM 3 8'1" x 7'9" (2.46m x 2.36m)**

**SHOWER ROOM** Shower cubicle , WC, washbasin fully tiled walls, tiled floor

**OUTSIDE** Drive to garage, mature gardens and patio area

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.





Ground Floor

Total Area: 73.4 m<sup>2</sup> ... 790 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	

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