



7 Shire Mews, Bradford, BD2 3JL

GUIDE PRICE £220,000 - £230,000

KEEPMOAT homes built SEMI-DETACHED, constructed less than two years ago! Currently providing THREE BEDROOM accommodation of likely appeal to a variety of buyers. Boasting many modern conveniences including: 15FT KITCHEN DINER, EN-SUITE SHOWER ROOM, TWO PARKING SPACES, EV CHARGE POINT. This well presented example is one of a very few GOLD SPECIFICATION and boasts MANY EXTRAS including: INTEGRATED APPLIANCES, HIVE controlled heating, USB power sockets to some rooms

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Guest WC and understairs store

LIVING ROOM 15'5" x 11'5" (4.7m x 3.48m)

Laminate flooring - patio doors to rear garden

KITCHEN DINER 15'1" x 8'8" (4.6m x 2.64m)

Modern wall and base units, worktops, sink unit, plumbed for washing machine

LANDING Access to loft, useful store closet

BEDROOM 1 10'8" x 8'5" (3.25m x 2.57m)

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

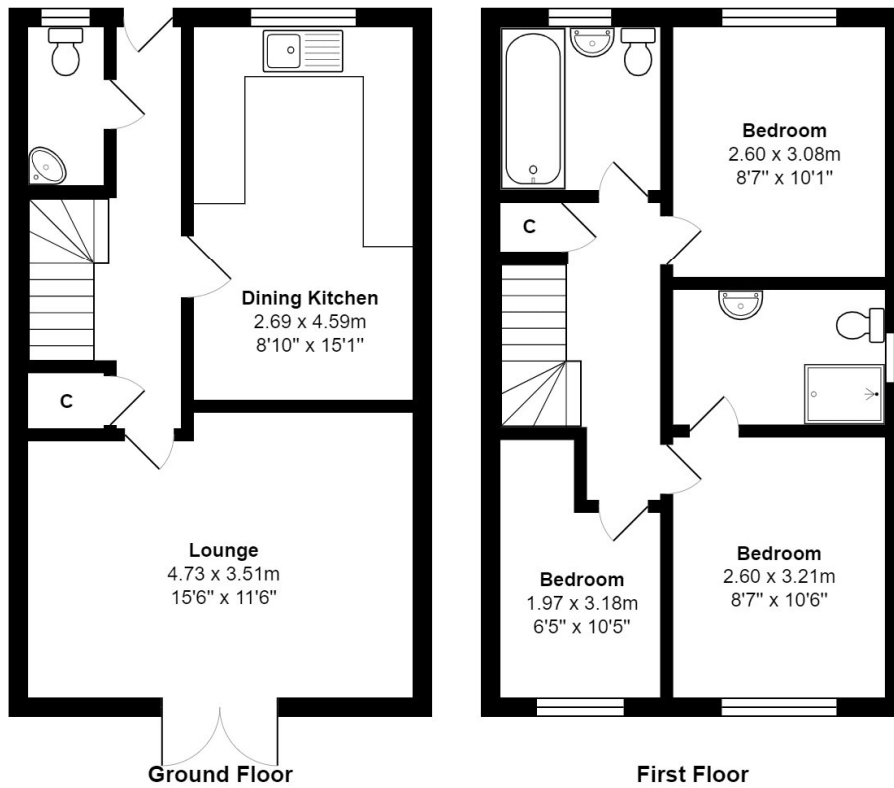
BEDROOM 2 10'1" x 8'5" (3.07m x 2.57m)**BEDROOM 3 10'5" x 6'6" (3.18m x 1.98m)**

BATHROOM Three piece white suite, fitted over bath shower and screen

OUTSIDE Parking for two cars, EV charge point, garden to rear

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: 78.1 m² ... 841 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	83	
(69-80) C		
(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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