



8 Snowden Road, Wrose, Shipley, BD18 1JD

NO CHAIN – Occupying an ENVIABLE CUL-DE-SAC plot within walking distance of village amenities – Semi-detached of likely appeal to a variety of buyers. Currently providing THREE BEDROOM , TWO RECEPTION room accommodation, which is further enhanced by an ATTACHED GARAGE and PLEASANT GARDENS, offering new owners an opportunity to make their own mark. Handy for LOW ASH PRIMARY and offering access to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

£220,000

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

8 Snowden Road, Wrose, Shipley, BD18 1JD

COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Porch to hallway. Guest WC off

LOUNGE 11'8" x 11'5" (3.56m x 3.48m)

Open to dining room

DINING ROOM 11'5" x 9'8" (3.48m x 2.95m)

Patio doors

KITCHEN DINER 13'5" x 8'6" (4.1m x 2.6m)

Selection of wall and base units, stainless steel sink unit, built-in double oven with separate hob

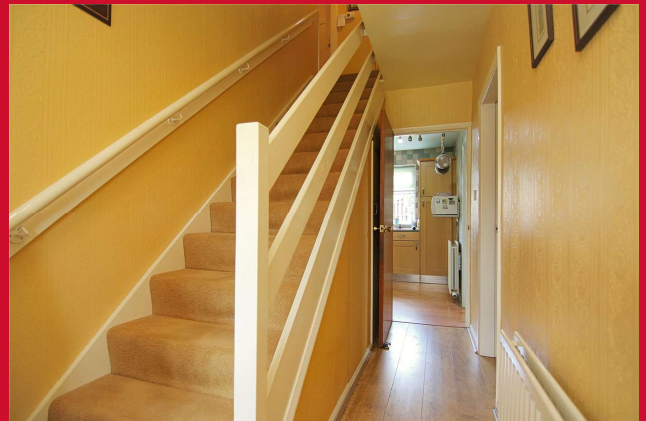
LANDING Closet housing hotwater tank. Access to loft

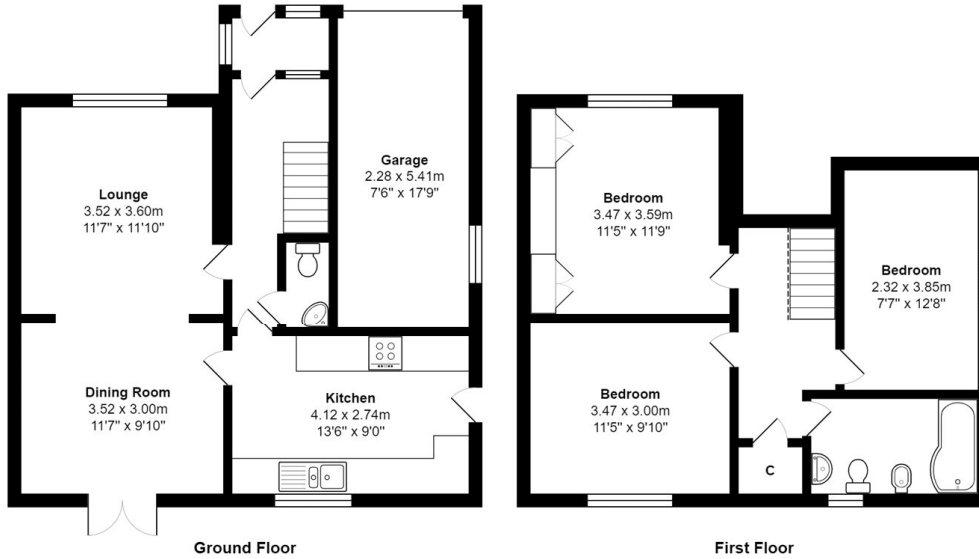
BEDROOM ONE 12'5" x 9'3" (3.78m x 2.82m)**BEDROOM TWO 11'6" x 9'7" (3.5m x 2.92m)****BEDROOM THREE 12'4" x 7'6" (3.76m x 2.29m)**

BATHROOM W/C Four piece suite, WC, wash basin and bidet. Tiled walls and floor

OUTSIDE Drive to attached garage. Pleasant gardens to side and 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: 91.5 m² ... 984 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark