



## 20 Woodend Crescent, Windhill, Shipley, BD18 2BS

Modern semi-detached currently providing two double bedroom accommodation. Forming part of this most convenient of localities, handy for both Shipley and Bradford and within walking distance of Shipley train station. Of likely appeal to a variety of buyers including first time. The drive for 2 cars and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £150,000**

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## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

## **DIRECT ACCESS TO KITCHEN**

### **KITCHEN 12'2" max x 9'2" (3.7m max x 2.8m)**

Selection of wall and base units, work tops, sink unit , built in oven, hob and extractor - plumbed for washing machine - GF WC off

### **LIVING ROOM 13' x 12'2" (3.96m x 3.7m)**

Patio doors to rear garden

### **LANDING** Access to loft space

### **BEDROOM 1 12'2" x 9' (3.7m x 2.74m)**

### **BEDROOM 2 12'3" x 9'1" (3.73m x 2.77m)**

Useful store closet

### **BATHROOM** Three piece white suite

### **OUTSIDE** Drive for 2 cars - pleasant gardens front 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: 59.4 m<sup>2</sup> ... 639 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>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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