



## 15 Carr Lane, Shipley, BD18 2ND

Double fronted terrace currently providing generously sized THREE BEDROOM (master en-suite) accommodation. Within walking distance of Shipley town centre and the train station this fine example is further enhanced by two good size, useful cellar rooms with power and light. We feel this mature property will appeal to a variety of buyers and simply must be seen internally to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING today.

**£180,000**

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# 15 Carr Lane, Shipley, BD18 2ND

## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

## **PORCH** Leading to hallway

## **LIVING ROOM 15'3" x 12'1" (4.65m x 3.68m)**

## **DINING ROOM 13'7" x 12'4" (4.14m x 3.76m)**

Open to kitchen

## **KITCHEN 11'7" x 7'5" (3.53m x 2.26m)**

Selection of wall and base units, worktops, sink unit

## **CELLAR** Two good size, useful cellar rooms with power and light

## **LANDING**

## **BEDROOM 1 11'9" (3.58) to chimney breast x 12'4" (3.76)**

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

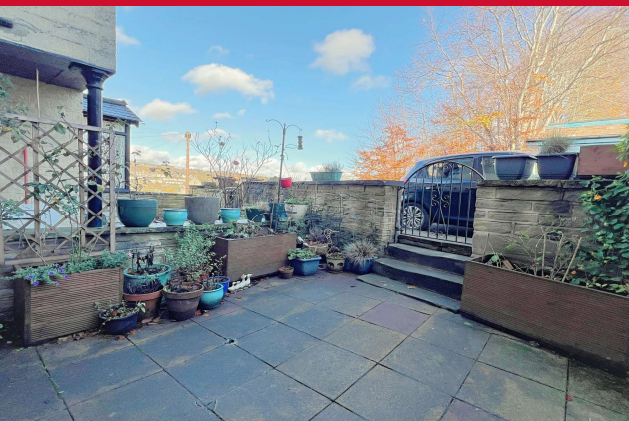
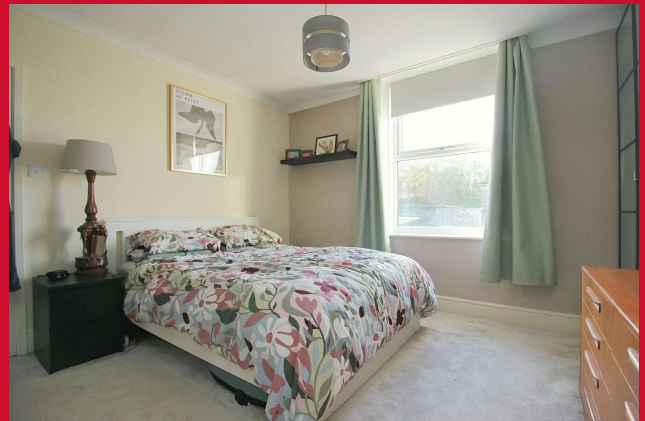
## **BEDROOM 2 15'1" x 11'5" (4.6m x 3.48m)**

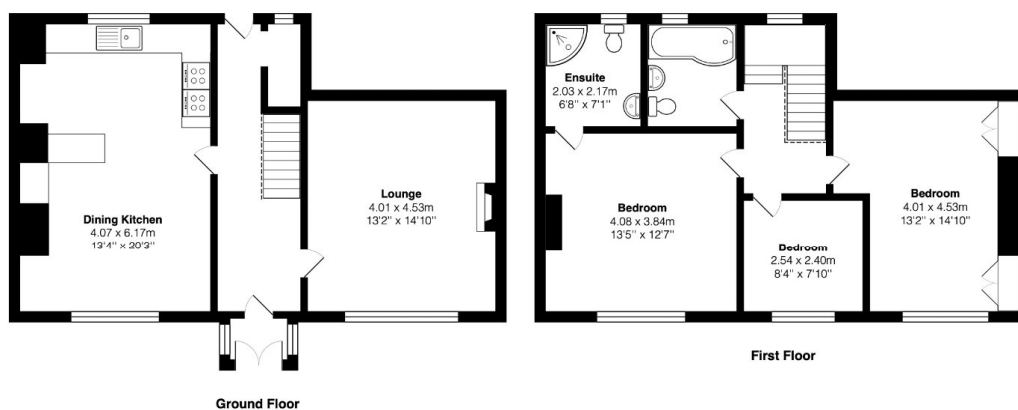
## **BEDROOM 3 8'5" x 7'9" (2.57m x 2.36m)**

## **BATHROOM** Three piece white suite, over bath shower and screen, tiled walls and floor

## **OUTSIDE** Small garden to front, yard 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: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |