



37 Thornhill Drive, Wrose, Shipley, BD18 1BA

NO CHAIN – POPULAR STYLE of SEMI-DETACHED – TWO DOUBLE BEDROOMS – UPDATED IN RECENT YEARS - GOOD SIZE GARAGE – 15ft KITCHEN DINER. We feel this popular style of property will appeal to a variety of buyers. Forming part of this ever popular locality which offers access to the amenities of both Shipley and Bradford. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Contact ROBERT WATTS to arrange YOUR viewing today!

£175,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

LOUNGE 15'4" x 14'9" (4.67m x 4.5m)

KITCHEN 15'2" x 9'8" (4.62m x 2.95m)

Selection of wall and base units, worktops with sink unit and plumbed for automatic washer

FIRST FLOOR LANDING Access to loft (with power and light)

BEDROOM ONE 15'5" max x 11'5" (4.7m max x 3.48m)

BEDROOM TWO 10'3" x 9'6" (3.12m x 2.9m)

BATHROOM Three piece modern white suite with fitted over bath shower and screen with part tiled walls

OUTSIDE Drive to garage (with power and light) and 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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