



132 Gaisby Lane, Shipley, West Yorkshire, BD18 1AQ

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information – Popular style of SEMI-DETACHED currently providing THREE BEDROOM accommodation. This well presented property boasts a refreshing sprinkling of individuality which can only be fully appreciated when you view! Forming part of this ever popular locality, providing access to both SHIPLEY and BRADFORD, with train stations and schools close by too. This fine example is further enhanced by: DRIVE, GARAGE, PLEASANT GARDENS and LONG DISTANCE VIEWS. Contact Robert Watts to arrange YOUR VIEWING today.

£185,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

SWIFTMOVE This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

LIVING ROOM 13'2" max x 14'6" (4.01m max x 4.42m)

DINING ROOM 9'8" x 7'9" (2.95m x 2.36m)

KITCHEN 9'4" x 6'4" (2.84m x 1.93m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - integrated fridge and freezer

LANDING

BEDROOM 1 12'5" x 9'7" (3.78m x 2.92m)

BEDROOM 2 10'3" x 9'6" max (3.12m x 2.9m max)

Fitted wardrobes

BEDROOM 3 9'7" max x 6'5" (2.92m max x 1.96m)

BATHROOM Three piece suite, over bath shower

OUTSIDE Drive to garage, very 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.





Ground Floor

First Floor

Total Area: 70.7 m² ... 761 ft²

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		87
(69-80) C		
(55-68) D	56	
(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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