



23 Welwyn Avenue, Wrose, Shipley, BD18 1LL

Of interest to variety of buyers is this well presented semi-detached. Enviably located, benefits from rear views over adjoining farmland fields. Currently providing two good sized bedroom accommodation. A detailed internal inspection is essential to fully appreciate. This fine example is further enhanced by: new roof (2022) driveway, pleasant manageable gardens front and rear. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Open to kitchen

LIVING ROOM 13'3" (4.04) max x 12' (3.66) max

KITCHEN 10'8" x 10'5" (3.25m x 3.18m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful understairs store and walk in store housing boiler

LANDING

BEDROOM 1 13'3" (4.04) max x 13'3" (4.04) max

BEDROOM 2 11'1" x 8'1" (3.38m x 2.46m)

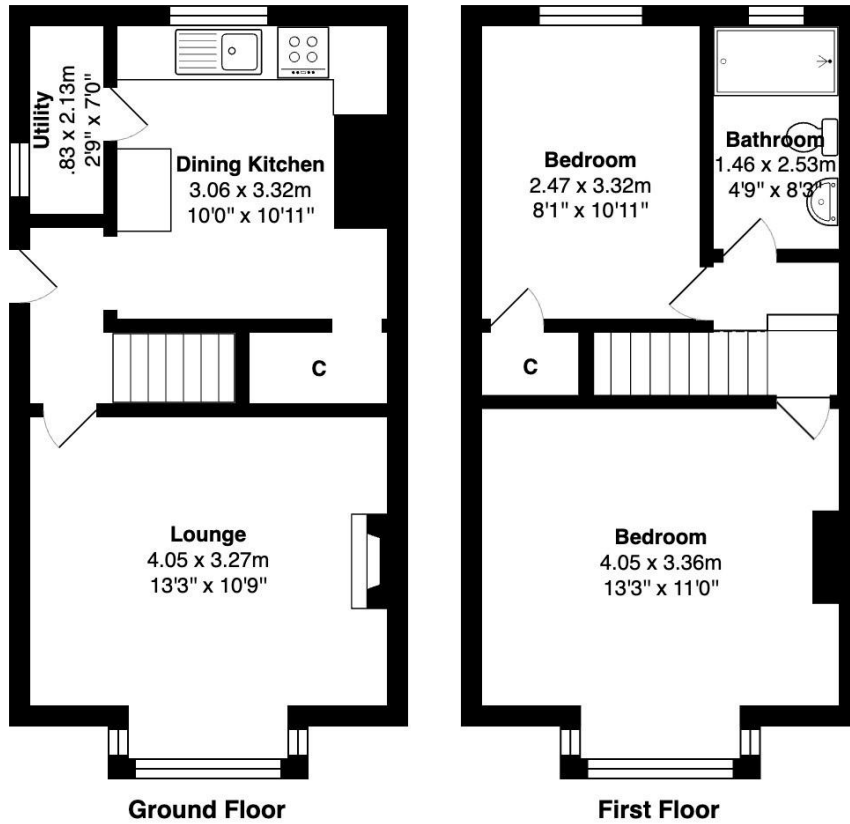
Useful store closet

SHOWER ROOM Good size shower cubicle , vanity wash basin / WC fully tiled walls , tiled floor

OUTSIDE Drive, pleasant and manageable 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: 64.6 m² ... 695 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		86
(69-80) C	71	
(55-68) D		
(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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