



110 Gaisby Lane, Wrose, Shipley, BD18 1AN

NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

Of likely appeal to family buyers, especially those looking to add their own mark - Semi-detached currently providing THREE BEDROOM accommodation, which is further enhanced by a 19ft KITCHEN DINER, good size garage and pleasant gardens. Forming part of this ever popular area handy for both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

£160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

SWIFT MOVE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

PORCH

HALLWAY Under stairs store

LOUNGE 14'8" (4.47) x 13'3" (4.04) (plus bay)

KITCHEN 19'5" x 10'6" (5.92m x 3.2m)

Selection of wall and base units, worktops, built in double oven, hob and extractor

LANDING Access to loft

BEDROOM ONE 14'4" x 10'3" (4.37m x 3.12m)

BEDROOM TWO 12'5" x 11'1" (3.78m x 3.38m)

With two windows

BEDROOM THREE 8'5" (2.57) x 8' (2.44) average plus stair head

BATHROOM/WC 3 piece white suite

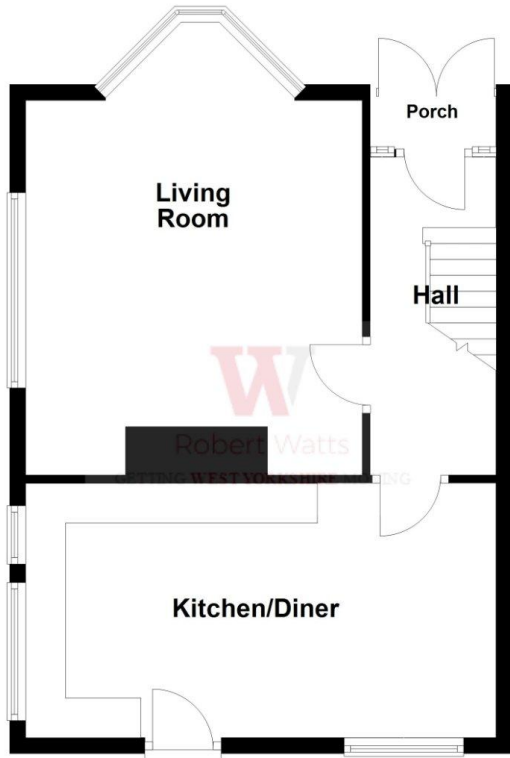
PARKING Drive to large garage

OUTSIDE Gardens to front and rear

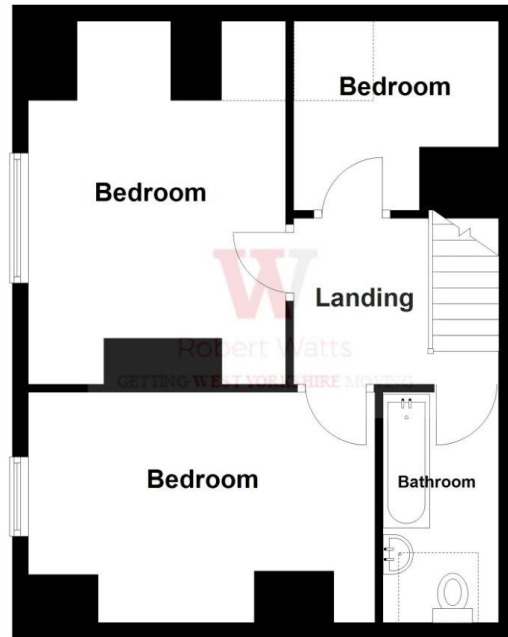
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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