



17 Lynden Avenue, Shipley, BD18 1HF

Popular style of semi-detached benefiting from MANY IMPROVEMENTS over recent years so YOU don't have to! Currently providing TWO BEDROOM, TWO RECEPTION ROOM accommodation. This fine example is further enhanced by: OFF ROAD PARKING, PLEASANT GARDENS and UNDERHOUSE STORE. Of likely appeal to a variety of buyers including first time buyers. Forming part of this ever popular area handy for both SHIPLEY and THACKLEY. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £160,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

arla | [propertymark](#) naea | [propertymark](#)

17 Lynden Avenue, Shipley, BD18 1HF

COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 16'2" x 12'1" (4.93m x 3.68m)

Feature original fire place with log burner

KITCHEN 15'5" x 6'7" (4.7m x 2m)

Selection of modern wall and base units, work tops, sink unit - built in oven, hob and extractor - plumbed for washing machine - useful understairs store (housing boiler)

DINING ROOM 7'7" x 8'6" (2.3m x 2.6m)

LANDING Access to loft space vis increased size loft hatch

BEDROOM 1 15'4" max x 11'2" (4.67m max x 3.4m)

BEDROOM 2 9'6" x 9'1" (2.9m x 2.77m)

SHOWER ROOM Shower cubicle, was basin and WC

OUTSIDE Drive, pleasant enclosed rear garden, useful underhouse store - garden to front

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: 68.8 m² ... 741 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

01274 614804
 highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark