



60 Brookwater Drive, Shipley, West Yorkshire, BD18 1PY

Well presented DETACHED built around 20 years ago this fine example currently provides THREE / FOUR bedroom accommodation. Of likely appeal to a variety of buyers, including those working from home as the garage conversion provides a multipurpose room. The 19ft modern kitchen diner and good size rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Asking Price £280,000

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COUNCIL TAX Bradford

Band D

TENURE Leasehold - our research shows a 999 year lease was granted on 1/1/04 - we are awaiting details of any ground rent or service charge costs - this information should be verified by your Solicitor prior to proceeding

LOUNGE 14'4" x 10'6" (4.37m x 3.2m)

FORMER GARAGE/MULTI PURPOSE ROOM 8'9" x 8' (2.67m x 2.44m)

DINING KITCHEN 19'4" x 8'3" (5.9m x 2.51m)

Selection of wall and base units, worktops, built in oven, hob and extractor, integrated dishwasher, integrated fridge freezer, patio doors

INNER HALL WC off

LANDING Access to loft

BEDROOM ONE 11'8" x 8'8" (3.56m x 2.64m)

EN SUITE SHOWER ROOM WC, basin, shower cubicle

BEDROOM TWO 9'6" x 8'9" (2.9m x 2.67m)

BEDROOM THREE 7'8" x 6'1" (2.34m x 1.85m)

BATHROOM/WC 3 piece white suite

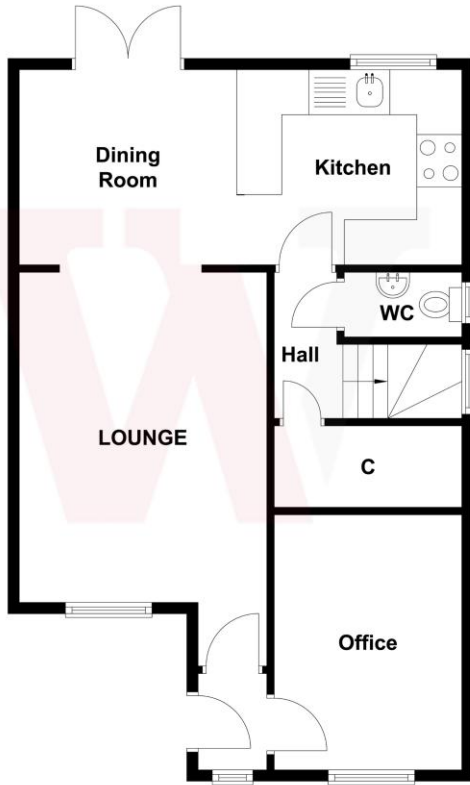
PARKING Driveway to front

OUTSIDE Gardens to front and rear

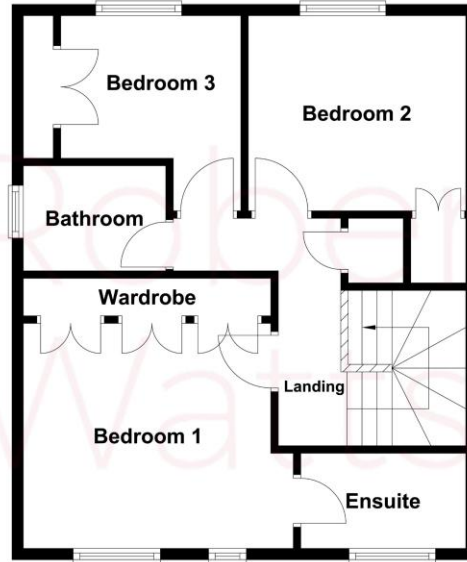
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		79
(55-68) D	59	
(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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