



### **33 Gaisby Mount, Shipley, BD18 1AR**

NO CHAIN – THREE BEDROOM, TWO RECEPTION ROOM DETACHED - LONG DISTANCE VIEWS – Could be utilised as a bungalow as all bar one of the rooms are on the ground floor. Occupying an enviable head of cul-de-sac plot this mature example boasts a good size terraced rear garden, offering a true haven for wildlife. The sunroom / garden room, garage and solar panels – providing vastly reduced electricity costs, further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**£250,000**

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## **ENTRANCE HALL**

**LOUNGE 13'7" x 11'9" (4.14m x 3.58m)**

**DINING ROOM 11'9" x 11'8" (3.58m x 3.56m)**

**SUNROOM / GARDEN ROOM 19'3" x 8'9" (5.87m x 2.67m)**

**KITCHEN 11'6" x 7'8" (3.5m x 2.34m)**

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

**BEDROOM ONE 13'2" x 11'9" (4.01m x 3.58m)**

**BEDROOM TWO 9'5" (2.87) plus robes x 10'3" (3.12)**

Built in wardrobes

**FIRST FLOOR DORMER 14'5" x 11'1" (4.4m x 3.38m)**

Eaves store

**BATHROOM** Four piece suite

**OUTSIDE** Drive to garage, good sized mature terraced garden to rear with patio and decking area providing long distance views. The plants, shrubs and fruit trees offer a true haven for wildlife.

**COUNCIL TAX Bradford**

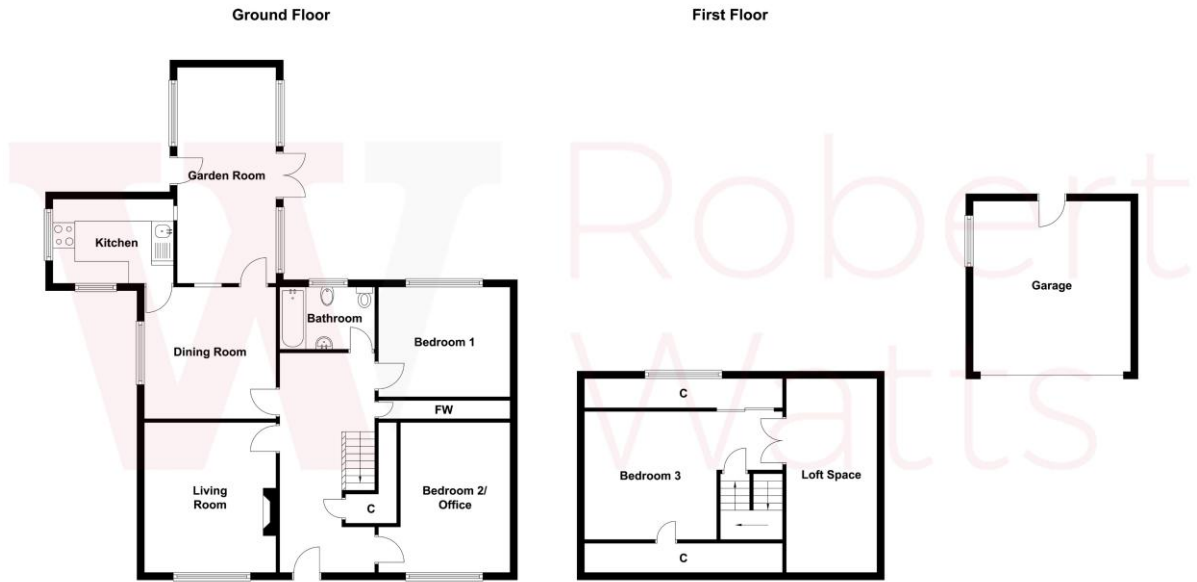
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**TENURE** Freehold

**SOLAR PANELS** Installed in 2021 and owned outright therefore these will remain with the property so that you can benefit from vastly reduced electricity costs as our vendor has. Further details on the performance and guarantees are available from our office.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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