



## 8 Cotswold Avenue, Wrose, Shipley, BD18 1LR

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

EXTENDED DORMER SEMI-DETACHED – THREE / FOUR BEDROOMS – ADDITIONAL KITCHENETTE. Of likely appeal to a variety of buyers, especially those keen to make their own mark, Forming part of this sought after part of Wrose, handy for village amenities and offering access to both Shipley and Bradford. The drive and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £220,000**

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

**GROUND FLOOR BATHROOM** Three piece white suite, tiled floor, fully tiled walls

**LIVING ROOM 21'8" (6.6) max overall x 10'1" (3.07) reducing to 7'3" (2.2)**

**SITTING ROOM / BEDROOM 4 10' x 9'4" (3.05m x 2.84m)**

Providing access to kitchen 2

**KITCHENETTE 11'3" x 9'7" (3.43m x 2.92m)**

Selection of wall and base units , work tops

**KITCHEN 8'4" x 6'5" (2.54m x 1.96m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

**LANDING** Access to loft

**BEDROOM 1 12'9" x 9'7" (3.89m x 2.92m)**

Useful store closet

**BEDROOM 2 11'7" x 7'9" (3.53m x 2.36m)**

Useful store closet - NB no CHR

**BEDROOM 3 8'6" x 7'8" (2.6m x 2.34m)**

Housing boiler

**OUTSIDE** Drive, pleasant gardens front and rear

**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

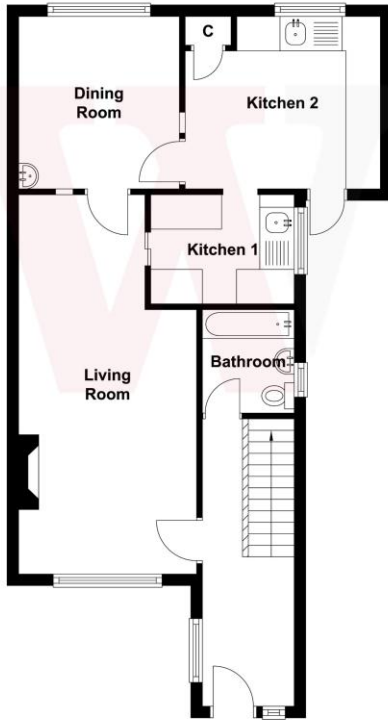
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

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.

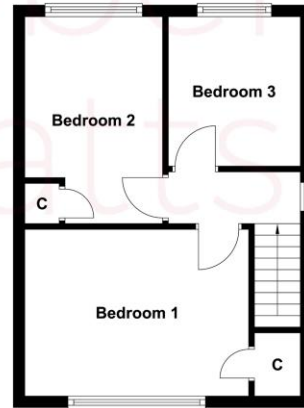
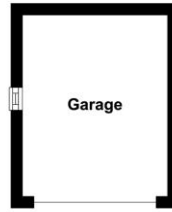
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Robert  
Watts