



11 Mountain View, Wrose, Shipley, BD18 1AH

NO CHAIN - STUNNING VIEWS – ATTACHED GARAGE, PLEASANT REAR GARDEN – MANY IMPROVEMENTS OVER RECENT YEARS. Within walking distance of Low Ash Primary and many local amenities. Well placed for travel to both Shipley and Bradford. Popular style of SEMI-DETACHED, forming part of this most favoured locality. We feel this well presented THREE BEDROOM property will make a lovely home for a variety of buyers. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact ROBERT WATTS office to arrange YOUR viewing today.

£175,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'8" (4.47) max x 13'2" (4.01) max

Enjoying long distance views

KITCHEN 14'5" x10' (4.4m x3.05m)

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

LANDING

BEDROOM 1 12'5" (3.78) x 9'4" (2.84) to wardrobes

Enjoying long distance views

BEDROOM 2 10'3" x 9'5" (3.12m x 2.87m)

Access to loft space

LOFT SPACE Access via pull down ladder, boarded with velux window

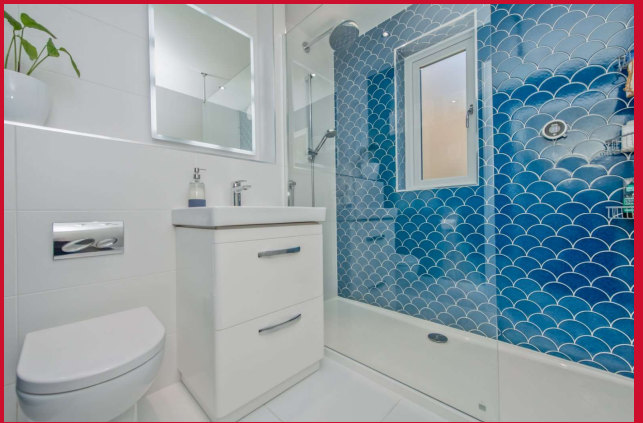
BEDROOM 3 6'9" x 5'3" (2.06m x 1.6m)

Wired network cabling

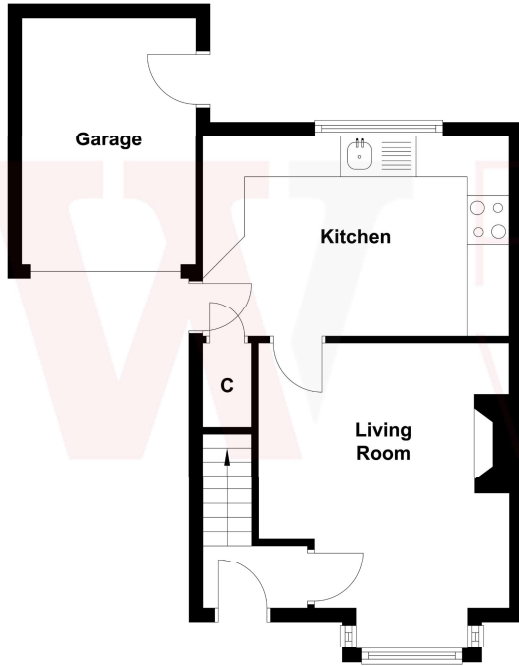
SHOWER ROOM Shower cubicle, wash basin and WC - tiled floor incorporating underfloor heating

OUTSIDE Drive to good size attached garage with power and light, the garage also provides access to the rear garden. Garden to front, very pleasant split level rear garden

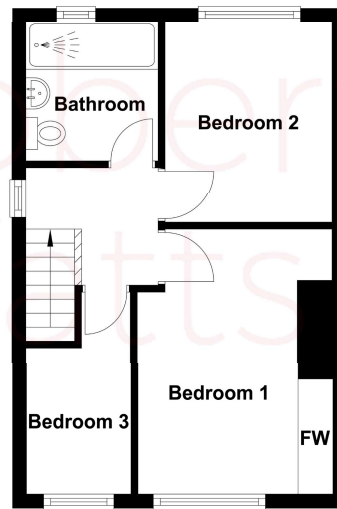
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	