



54 Owlet Road, Shipley, BD18 2LT

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

Generously sized inner town house currently providing **THREE BEDROOM** accommodation. Of likely appeal to a variety of buyers including FTB and young families. The 18ft living room is a standout feature here, along with the good size kitchen. Offering easy access to both **SHIPLEY** and **BRADFORD** and close proximity to Shipley train station. Contact Robert Watts to arrange **YOUR VIEWING** today.

£140,000

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

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

f RWEstateAgents **t** @robertwatts_

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TENURE Freehold

COUNCIL TAX Bradford

Band A

ENTRANCE HALL

LIVING ROOM 18'9" x 11' (5.72m x 3.35m)

Good size room with dual aspect windows

KITCHEN DINER 13'5" x 11'2" (4.1m x 3.4m)

Array of modern wall of base units, sink unit, built in oven, hob and extractor, plumbed for washing machine. Useful under stairs store. Ample space for free standing fridge freezer and family size table

LANDING Access to loft space

BEDROOM ONE 13'1" x 10'3" (4m x 3.12m)

Generously sized room with useful integrated store closet and ample space for free standing furniture

BEDROOM TWO 10'9" x 10'4" (3.28m x 3.15m)

Integrated single wardrobe

BEDROOM THREE 8'3" x 8'2" (2.51m x 2.5m)

Good size room with ample space for free standing furniture

BATHROOM/WC Two piece white suite, recently fitted mains powered over bath shower and screen, separate WC

BENEFITS Boiler installed October 2023

PARKING On street parking

OUTSIDE Enclosed garden to front, useful store room, which has ample space for storage (external access only), shared yard garden to 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.

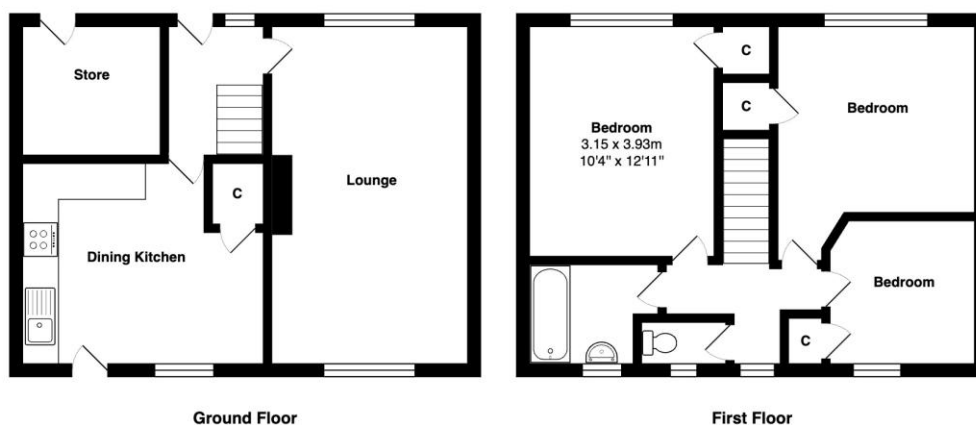
The legal pack includes

- 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.





Total Area: 88.0 m² ... 948 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 614804
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