



15 Vicarage Road, Shipley, BD18 1HB

NO CHAIN – Popular style of semi-detached currently providing TWO BEDROOM accommodation. Of likely appeal to a variety of buyers including first time buyers. Forming part of this ever popular area handy for both SHIPLEY and THACKLEY. The drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

DIRECT ACCESS TO KITCHEN

KITCHEN 13'2" x 10'4" (4.01m x 3.15m)

Selection of wall and base units, work tops, sink unit, built in oven ,hob and extractor

UNDER STAIRS STORE Plumbed for washing machine

LIVING ROOM 11'3" (3.43) plus bay x 11'9" (3.58) to chimney breast

Built in cupboards to alcoves

LANDING

BEDROOM 1 13'3" (4.04) max x 11'5" (3.48) plus robes

Fitted wardrobes

BEDROOM 2 10'7" x 7'8" (3.23m x 2.34m)

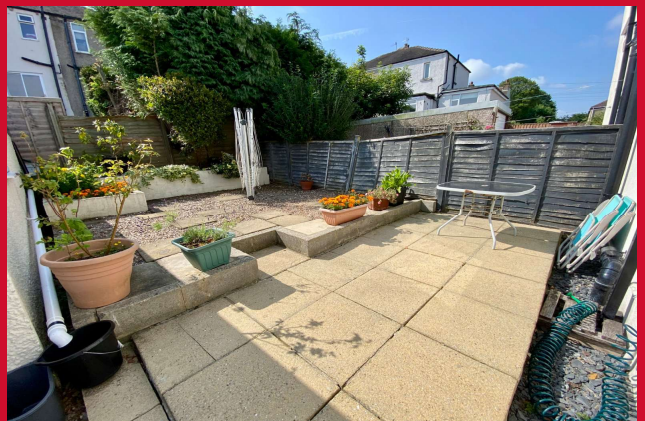
Store closet - housing boiler and providing access to loft space

BATHROOM Three piece colours suite, over bath shower - fully tiled walls

OUTSIDE Drive to garage, pleasant gardens front and rear

AML DISCLAIMER Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

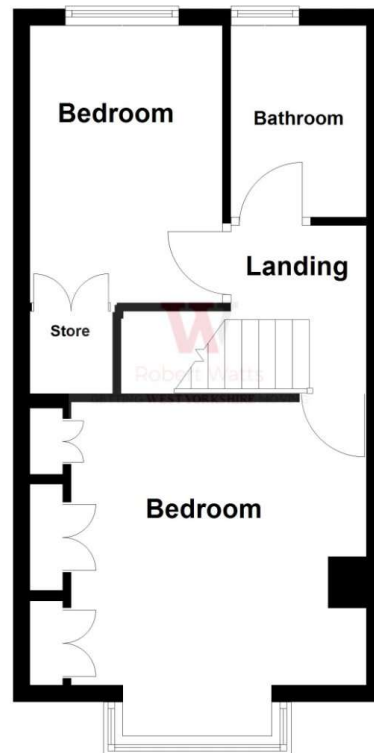
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		