



5 Hollin Lane, Shipley, BD18 2EE

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

Generously sized ELEVATED SEMI-DETACHED enjoying LONG DISTANCE VIEWS, currently providing TWO BEDROOM accommodation. This fine example benefits from MANY IMPROVEMENTS over recent years including: NEW WINDOWS, KITCHEN, DECOR and FLOORING. The good sized mature gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£150,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'9" x 10'4" (4.5m x 3.15m)

Dual aspect windows

KITCHEN 10'7" x 7'9" (3.23m x 2.36m)

Selection of modern wall and base units, work tops, sink unit, walk in store room - open to dining area

DINING AREA 7'6" x 6'6" (2.29m x 1.98m)

LANDING Access to loft

BEDROOM 1 15' x 10'6" (4.57m x 3.2m)

Dual aspect windows

BEDROOM 2 10'8" x 9'1" (3.25m x 2.77m)

Useful store closet and over stair store

SHOWER ROOM Shower area, WC and washbasin - fully tiled walls

OUTSIDE Good size garden to front, elevated mature garden to rear, useful area to side

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.

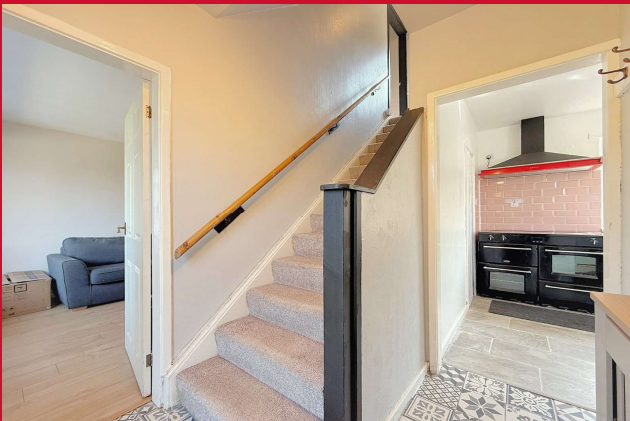
The legal pack includes

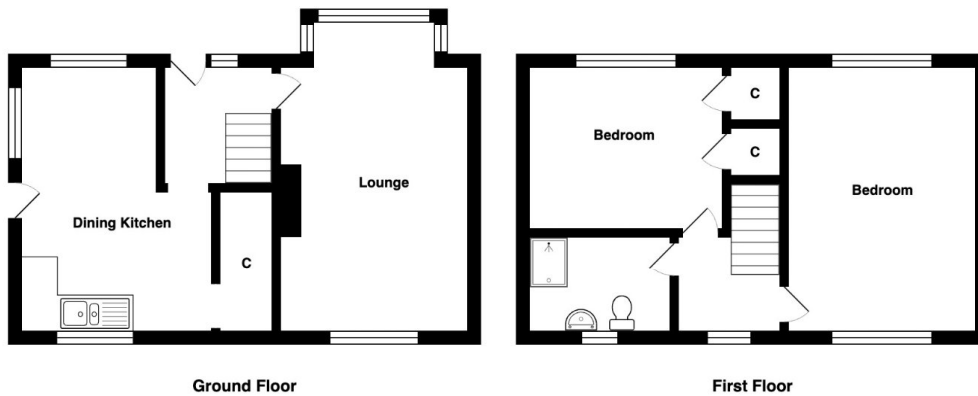
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

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.

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.





Total Area: 71.0 m² ... 765 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		