



17 Spring Hill, Wrose, Shipley, BD18 1ND

POTENTIAL TO EXTEND (subject to PP) LONG DISTANCE VIEWS _Within walking distance Low Ash Primary and WROSE VILLAGE AMENITIES. POPULAR STYLE of SEMI-DETACHED, currently providing THREE BEDROOM, TWO RECEPTION ROOM, well presented accommodation, further enhanced by a very pleasant garden and a good size GARAGE. Handy for travel to both Shipley and Bradford, offers access to many amenities in and around Wrose, Shipley and Five Lane Ends. A detailed inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

Offers Over £210,000

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ENTRANCE HALL Understairs store

LOUNGE 10'2" x 13'1" (3.1m x 4m)

Feature fireplace with living flame gas fire and archway to dining room

DINING ROOM 8'10" x 10'10" (2.7m x 3.3m)

KITCHEN 9'10" x 7'7" max (3m x 2.3m max)

Modern wall and base units with 1/2 bowl sink unit with mixer. Cooker and extractor, integrated fridge freezer.

BEDROOM ONE 13'1" x 9'2" max (4m x 2.8m max)

BEDROOM TWO 9'10" x 10'10" max (3m x 3.3m max)

BEDROOM THREE 9'10" x 6'3" max (3m x 1.9m max)

BATHROOM Three piece suite with bath, vanity basin and w.c and tiled walls

OUTSIDE Garden to front, double drive, garage (plumbed for washer), and garden to rear. Potential to extend (subject to PP)

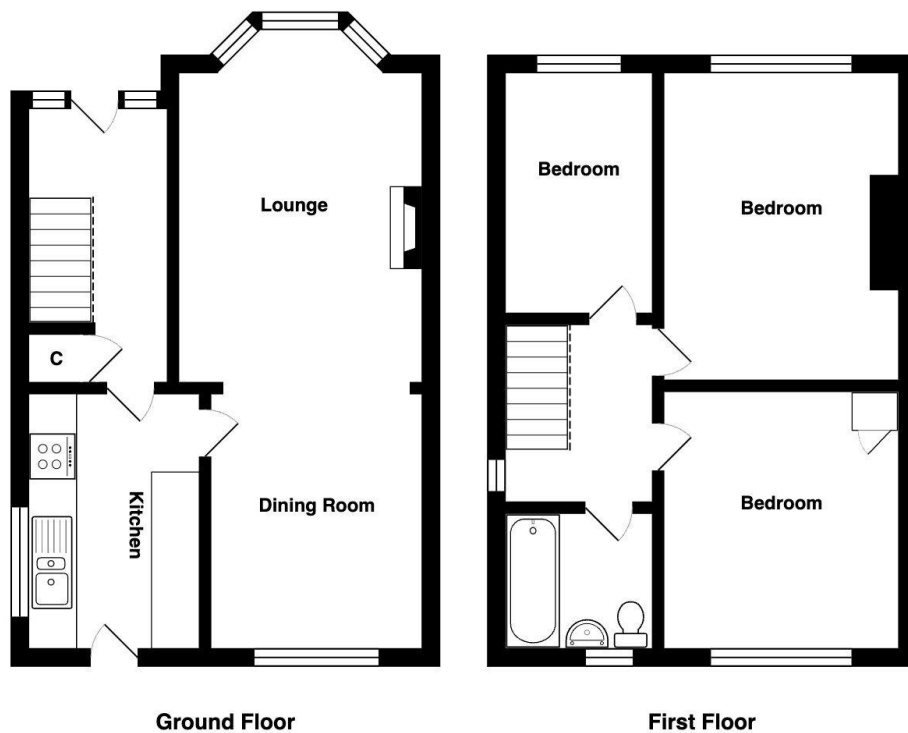
COUNCIL TAX Band C

TENURE Freehold

AML 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: 74.1 m² ... 798 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	85 B
39-54	E		
21-38	F		
1-20	G		