



231 Leeds Road, Shipley, West Yorkshire, BD18 1DY

Semi detached bungalow benefiting from SUBSTANTIAL IMPROVEMENTS so YOU don't have to! including KITCHEN EXTENSION. Rest assured this fine TWO BEDROOM example boasts KERB APPEAL which continues as you walk inside!! The spacious KITCHEN DINER with BI-FOLD doors will impress even the most discerning. Forming part of this most convenient of localities, handy for both SHIPLEY and BRADFORD including the ever popular village of Thackley. Contact Robert Watts to arrange YOUR VIEWING today.

Asking Price £230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**ENTRANCE HALL** Access to loft space**LIVING ROOM 14'7" (4.45) x 12'2" (3.7) both max****EXTENDED KITCHEN 17'7" x 16' (5.36m x 4.88m)**

A true WOW factor space - modern wall and base units, built in appliances island unit, bi-fold doors lead to ample deck balcony

WALK IN STORE ROOM 8'7" x 4'8" (2.62m x 1.42m)

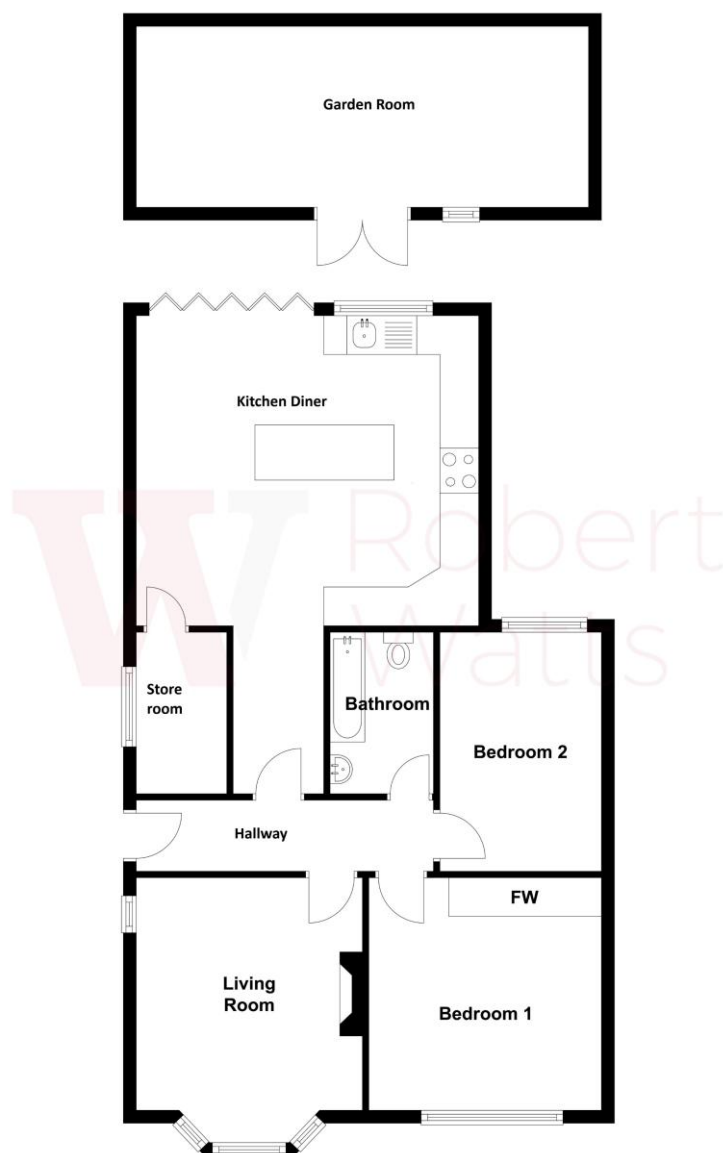
A useful mutli-purpose room with window

BEDROOM 1 12'1" x 12' (3.68m x 3.66m)**BEDROOM 2 12'2" x 8'3" (3.7m x 2.51m)****BATHROOM** Three piece suite incorporating shower bath with shower and screen over - fully tiled walls**OUTSIDE** Very pleasant low maintenance rear garden, underhouse store, driveway parking, garden to front**GARDEN ROOM 23'3" x 9'4" (7.09m x 2.84m)**

A good size versatile structure, suitable for a variety of uses including: party venue, gym, spacious home office or workshop

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		