



1 Bodmin Avenue, Wrose, Shipley, BD18 1LT

Superbly presented SEMI-DETACHED occupying an enviable CORNER PLOT with clear POTENTIAL TO EXTEND (subject to planning permission) This fine THREE BEDROOM, TWO RECEPTION ROOM example is further enhanced by: DOUBLE GARAGE, PLEASANT GARDENS and MODERN KITCHEN and BATHROOM. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**DIRECT ACCESS TO LIVING ROOM****LIVING ROOM 16'5" x 12'8" both max (5m x 3.86m both max)**

Open staircase to first floor, useful understairs store - open to dining room

DINING ROOM 10'7" x 8'9" (3.23m x 2.67m)

Patio doors to rear garden

KITCHEN 10'1" x 7'1" (3.07m x 2.16m)

Selection of modern wall and base units, work tops, sink unit - plumbed for washing machine - built in oven, hob and extractor - tiled floor

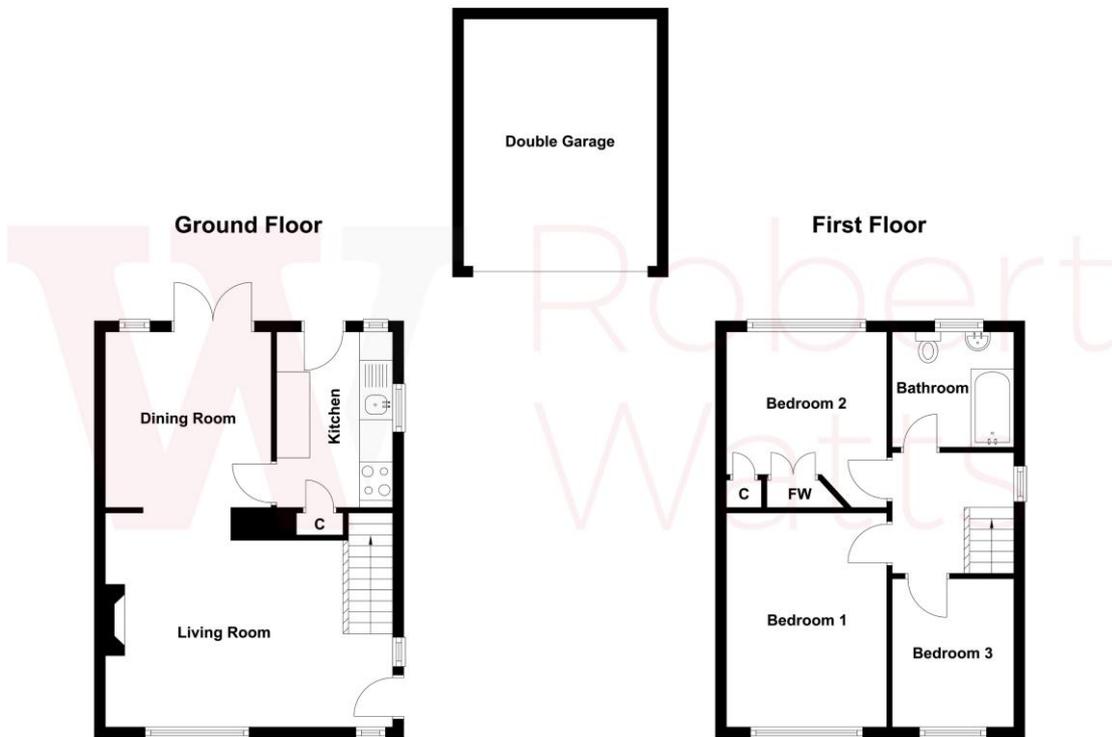
LANDING Access to boarded loft space**BEDROOM 1 12'8" x 9'8" (3.86m x 2.95m)****BEDROOM 2 10'9" x 9'8" (3.28m x 2.95m)**

Built in wardrobe , useful store closet

BEDROOM 3 9'5" (2.87) x 6'4" (1.93) both max excl stair head**BATHROOM** Three piece white suite comprising: shower bath , wash basin and WC**OUTSIDE** Drive and double garage (access via Cotswold Avenue) very pleasant well kept gardens to three sides

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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		