



1E, West Royd Avenue, West Royd, Shipley, BD18 2PD

Built a little over 10 years ago by Keepmoat Homes this SEMI-DETACHED will appeal to many, including FIRST TIME BUYERS. Currently providing TWO DOUBLE BEDROOM accommodation which is further enhanced by: Drive for upto 2 cars, good size kitchen and living room and a pleasant rear garden. Handy for both SHIPLEY (including the train station) and BRADFORD along with walking distance for local amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£175,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold**ENTRANCE HALL****LIVING ROOM 13'3" x 12'2" (4.04m x 3.7m)**

Glazed patio doors to rear garden, useful understairs store

KITCHEN 17'7" x 8'2" (5.36m x 2.5m)

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

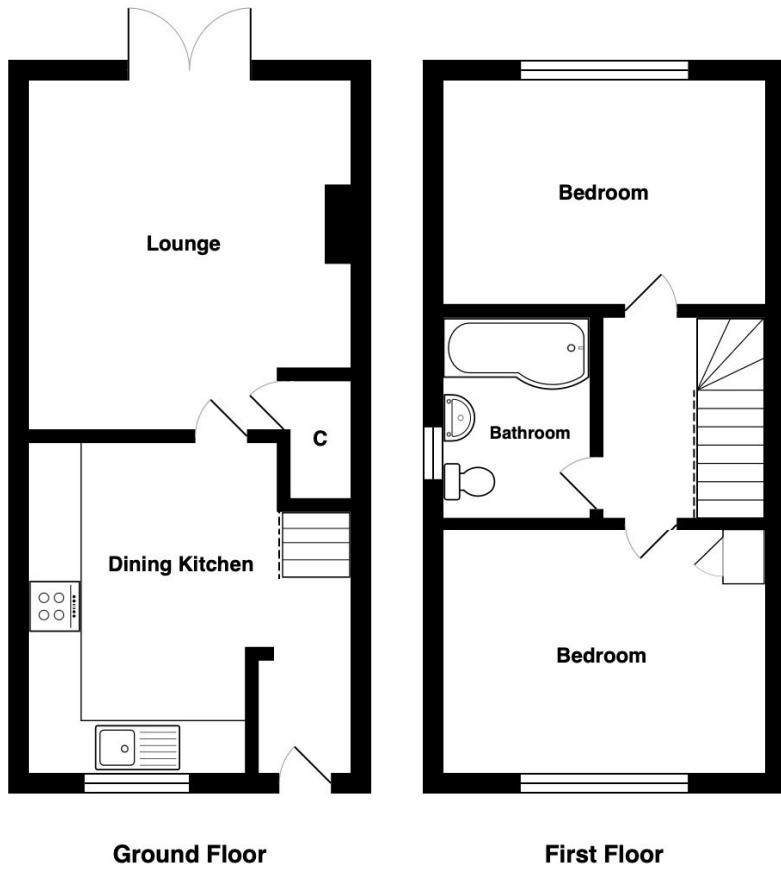
LANDING Access to loft space**BEDROOM 1 12'2" x 9' (3.7m x 2.74m)****BEDROOM 2 12'2" max x 9'3" max (3.7m max x 2.82m max)**

Useful store closet

BATHROOM Three piece white suite, over bath shower and screen**OUTSIDE** Drive for upto 2 cars to front, pleasant rear garden

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

Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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