



14 Briar Wood, Shipley, BD18 1NB

Dormer semi-detached currently providing THREE BEDROOM accommodation. This fine example benefits from a rear extension creating a larger dining area and larger kitchen. Occupying an enviable cul-de-sac plot which forms part of this understandably sought after part of Wrose. Walking distance for village amenities including Low Ash Primary and handy for access to both Shipley and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£220,000

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ENTRANCE HALL Wooden flooring

GROUND FLOOR BATHROOM Three piece modern white suite, over bath shower and screen

LIVING ROOM 15'9" x 10'1" (4.8m x 3.07m)

Wooden flooring, open to dining area

DINING AREA 13'8" x 7'6" (4.17m x 2.29m)

Wooden flooring, patio doors to rear garden

KITCHEN 14' x 8'4" (4.27m x 2.54m)

Selection of wall and base units, work tops, built in oven, hob and extractor, plumbed for washing machine , wooden flooring

LANDING Access to loft space

BEDROOM 1 10'9" (3.28) plus robes x 9'8" (2.95)

Built in wardrobes, useful store closet

BEDROOM 2 11'8" (3.56) max x 7'9" (2.36) max

Useful store closet

BEDROOM 3 8'7" x 7'9" (2.62m x 2.36m)

BUYER INFORMATION 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.

COUNCIL TAX Bradford

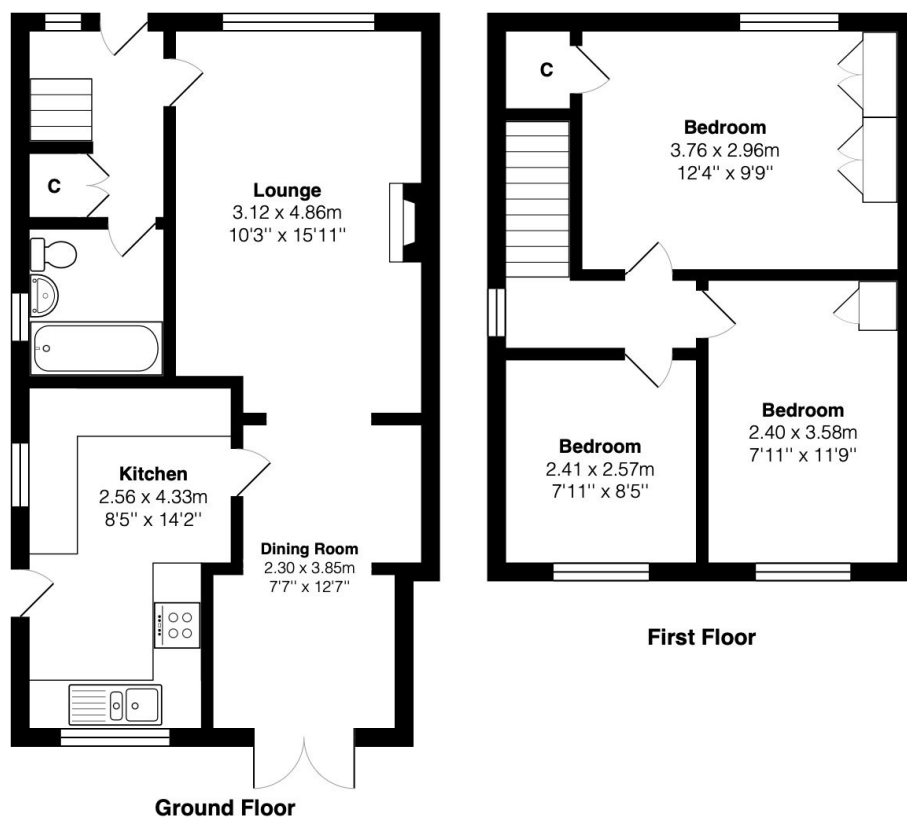
Band C

TENURE Freehold

OUTSIDE Drive to garage, pleasant gardens front and rear

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: 77.1 m² ... 830 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		
39-54	E	54 E	
21-38	F		
1-20	G		