



## Lyndale Drive, Wrose

- Popular Location
- Superbly Presented
- Close to Schools
- Garden and Off Street Parking
- 2 Bedrooms
- Handy Access to Shipley Train Station

**Price £174,950**



**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE



# Lyndale Drive, Wrose

## DESCRIPTION

Hunters Estate Agents are delighted to introduce this immaculate semi-detached house for sale, perfectly situated in a highly sought after location. This property boasts a cul-de-sac position, with easy access to both Bradford and Shipley Centres, and is a short distance from Low Ash Primary and other nearby schools.

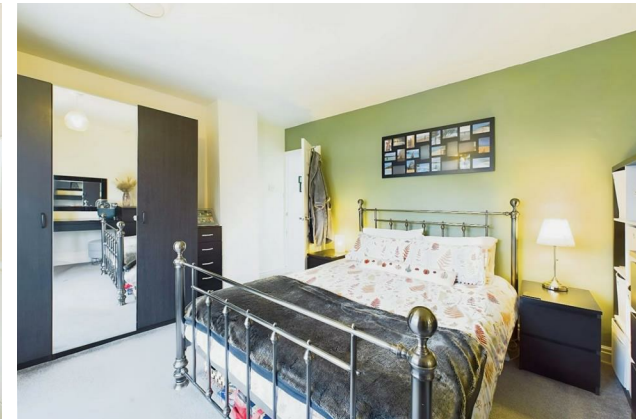
The property comprises of two spacious bedrooms, one well-appointed bathroom, and a single reception room that exudes a warm and inviting atmosphere. The heart of the home is the modern kitchen, equipped with everything you need for everyday living.

The exterior of the house is just as impressive as the interior. This property offers off-street parking and a beautiful garden that provides a peaceful retreat.

The house is rated D for energy performance, reflecting its good level of energy efficiency. It falls within council tax band B, making it an affordable choice for first-time buyers.

Furthermore, the location of this property is second to none. It is within easy reach of local amenities and is just a short distance from Shipley Train Station, which provides quick and easy access to Leeds City Centre and the wider rail network.

In conclusion, this property combines comfort and convenience in one package. It would make an ideal first home for those looking to step onto the property ladder. Don't miss this opportunity - contact us today to arrange a viewing.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
671.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		85	Very environmentally friendly - lower CO <sub>2</sub> emissions
			(92 plus) A
			(81-91) B
			(69-80) C
			(55-68) D
			(39-54) E
			(21-38) F
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

## Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE