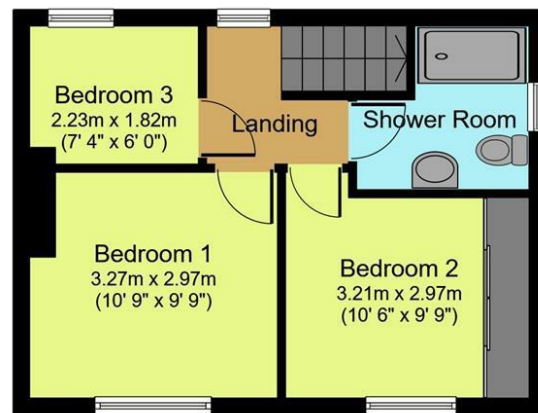


Ground Floor



First Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com



Directions

See Mapping.



Elm Road, Shipley, BD18 1JN
Auction Guide £130,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Elm Road, Shipley, BD18 1JN



**** FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ** STARTING BIDS £130,000 ** FEES APPLY ** SEMI-DETACHED ** 3 BEDROOMS ** MODERN BATHROOM ** SPACIOUS KITCHEN/DINER ** NEW WINDOWS AND DOORS ** Situated in a popular residential location off Wrose road close to local amenities, reputable schools, including Low Ash Primary, as well as being handily positioned to access transport links & train station.**

Accommodation comprises: Entrance hall giving access to all rooms, the spacious lounge has an open chimney breast, large picture window's allowing lots of natural light to flow in complemented by light tasteful décor, coved ceiling, carpet and C/H radiator.

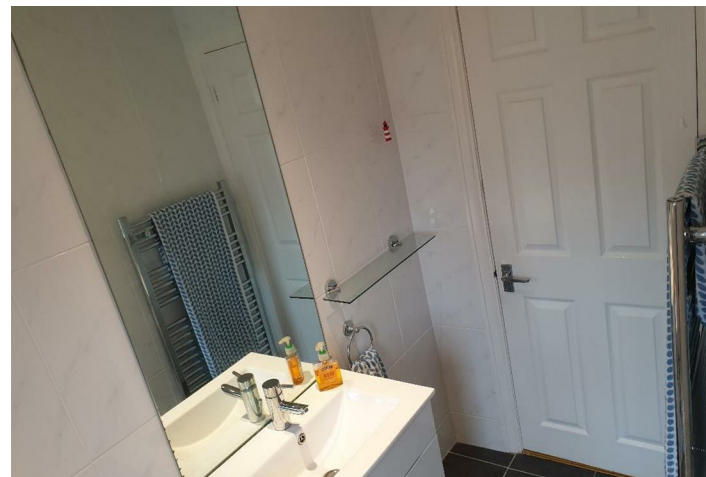
The kitchen consists of a range of white base & wall units with contrasting dark granite effect work surfaces, ceramic tiled splashbacks, stainless steel bowl & half sink with mixer tap, free standing oven with over head extractor.

Plumbed for washer, dryer and space for fridge/freezer, breakfast table & chairs. Front & side elevation windows.

Carpet stairs to first floor bedrooms & house bathroom. Two of the bedroom are doubles along with an ample sized third, bedrooms 1 & 2 have fitted wardrobes. The house bathroom has a double cubicle shower, gloss white vanity hand wash and push button low level W.C. finished with chrome ladder radiator, vanity mirror and floor to ceiling ceramic tiling to walls and flooring.

Externally there is a front & rear garden with Yorkshire stone walling, Paved driveway leading to a detached garage, patio and pea gravel to the front with selective planting. To the rear is a private garden with paved patio area, raised planters, timber shed and green house.

This will make someone a beautiful home, sold By Auction.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Great Investment.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold