
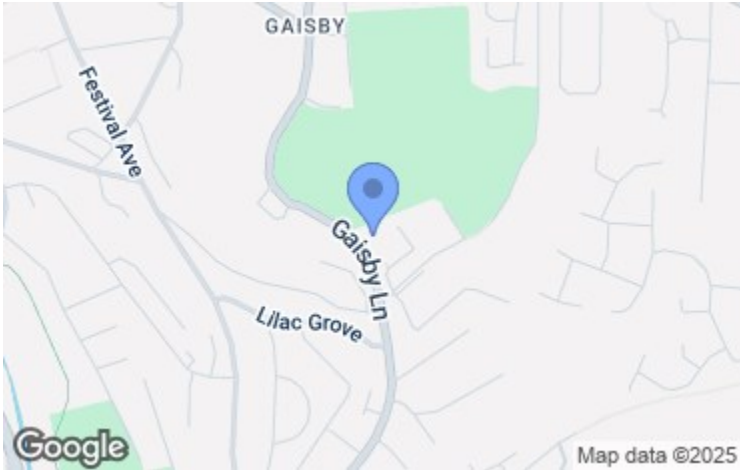


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

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



Directions

see mapping



Gaisby Lane, Shipley, BD18 1AQ
Offers In The Region Of £180,000

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.

**** 3 BEDROOM SEMI-DETACHED ** IDEAL FAMILY HOME ** CLOSE TO LOCAL AMENITIES ** FRONT & REAR GARDENS ** OFF-STREET PARKING ** THROUGH LOUNGE/DINER ** IDEAL FOR FIRST TIME BUYERS ** PERFECT FAMILY HOME**
** A well-presented three bedroom semi-detached family home, ideally situated close to local amenities, with excellent transport links and within catchment area for well-regarded schools.

Entering through the front into an entrance hallway giving access to the living room and stairs the first floor. The living room is naturally lit via a large double glazed window to front with carpeted flooring, radiator and access to the dining kitchen. The kitchen is fitted with a range of modern wall and base units and complimentary work surfaces over, a gas cooker with extractor over, a sink and drainer, space and plumbing for appliances and integrated fridge and freezer. Naturally double glazed windows, access to the rear garden, gas central heating radiator and patted laminate



flooring.
Three bedrooms situated on the first floor alongside the family bathroom, the spacious second bedroom benefits from fitted wardrobes, master bedroom is also a good size double & the third a generous single. The luxurious bathroom comprises of a three piece suite in gold fittings, over bath shower, vanity unit & free standing storage cupboards. Finished with an attractive range of floor to ceiling tiling.
Externally the property benefits from a driveway providing ample off road parking. To the rear is a lovely private garden comprising of a raised gravelled area with planted boarder.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautifully Presented Three Bedroom Semi-Detached Family Home Within Popular Location.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold