









## welcome to

# **Busy Lane, Shipley**

Immaculately presented two bedroom semi-detached home located in a highly popular residential location looking onto Windhill cricket field. Stylish kitchen & bathroom. Additional occasional room in the attic. Landscaped garden to rear and driveway





William H Brown are delighted to offer for sale this immaculately presented two bedroom semi-detached home located in a highly popular residential location looking onto Windhill cricket field. Accommodation comprises: Entrance hall and good sized living room and stylish kitchen. The first floor boasts two bedrooms and white three piece bathroom. There is an additional occasional room in the attic. Externally the property has a turfed garden to the front, enclosed landscaped garden to the rear and driveway to the side. Available with no upper chain.

#### **Entrance Hall**

### Lounge

15' x 10' (4.57m x 3.05m)

#### Kitchen

13' x 11' (3.96m x 3.35m)

#### **First Floor Landing**

#### **Bedroom One**

11' x 10' ( 3.35m x 3.05m )

#### **Bedroom Two**

9' x 8' ( 2.74m x 2.44m )

#### **Bathroom**

**Occasional Room** 

#### **External**











## welcome to

## **Busy Lane, Shipley**

- Two bedroom semi detached
- Additional occasional room in the loft
- Stylish kitchen & bathroom
- Well presented throughout
- Enclosed landscaped garden

Tenure: Freehold EPC Rating: E

£190,000







Thackley Old Rd

Thackley Old Rd

Clenside Rd

Clenside Rd

A651 PA

A651 PA

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP109975



Property Ref: SHP109975 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk