



West View Avenue, Shipley BD18 1NG

welcome to

West View Avenue, Shipley

Four bedroom semi-detached bungalow in a cul-de-sac position. Gardens to the front and rear and stunning views. Driveway with detached garage/shed to the side, Double glazing and gas central heating throughout! Energy Rating: D



William H Brown are delighted to offer for sale this four bedroom converted semi-detached bungalow, located in a cul-de-sac position which boasts stunning far reaching views. Accommodation comprises: Living room, kitchen diner, tiled shower room and two bedrooms. The first floor boasts two bedrooms and four piece bathroom. Externally the property has a driveway and a detached garage/shed to the side leading to the rear garden, pebbled garden to the front, a paved garden to the rear and a decked balcony which has patio doors leading into bedroom 1. Double glazed windows and doors, gas central heating. alarm system and composite door. Energy Rating: D



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Kitchen Diner

20' x 14' 2" (6.10m x 4.32m)

Lounge

17' 1" x 12' (5.21m x 3.66m)

Shower Room

Bedroom One

14' x 8' 1" (4.27m x 2.46m)

Bedroom Two

9' x 8' 1" (2.74m x 2.46m)

Utility Room

Hallway

Bedroom Three

15' x 8' (4.57m x 2.44m)

Bedroom Four

13' 5" x 12' 2" (4.09m x 3.71m)

Bathroom

External



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West View Avenue, Shipley

- Four bedroom semi detached bungalow
- Stunning views to the rear
- Patio doors leading to the balcony
- Popular residential location
- Gardens, drive & garage / shed

Tenure: Freehold EPC Rating: D

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP110205 - 0012

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.



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