









## welcome to

## **West View Close, Shipley**

Available with no upper chain is this two bedroom semi detached bungalow in a cul-de-sac position. The property offers some great views. Internally comprising: 20ft living room with dining area, kitchen, two bedrooms and a white three piece bathroom. Gardens front and rear with driveway and garage.





Available with no upper chain is this two bedroom semi detached bungalow in a cul-de-sac position. The property offers some great views. Internally comprising: 20ft living room with dining area, two bedrooms and a white three piece bathroom. Gardens front and rear with underground storage and a driveway providing off street parking and a single detached garage. uPVC double glazing throughout and gas central heating throughout. Energy Rating: D.

## **Living / Dining Room**

20' 5" x 17' 9" ( 6.22m x 5.41m )

#### Kitchen

9' 6" x 7' 9" ( 2.90m x 2.36m )

#### **Bedroom One**

10' 11" x 8' 11" ( 3.33m x 2.72m )

#### **Bedroom Two**

14' 6" x 8' 11" ( 4.42m x 2.72m )

#### **Bathroom**

**Exterior** 











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## **West View Close, Shipley**

- Semi detached bungalow
- Two bedrooms
- 20ft living room with dining area & kitchen
- Gardens front & rear
- Driveway parking & garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £210,000







Spring Hill
Spring Hill
Spring Hill

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/SHP110996



Property Ref: SHP110996 - 0007 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.



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