

17 West Royd Crescent, Shipley, BD18 1HW

£119,950

Council Tax Band: A



We are pleased to offer to the market this three bedroom semi-detached property in a popular location. Sat in a good-sized plot, this property is in need of light refurbishment and would make a perfect family home.

Viewings are advised to see all that this property has to offer.

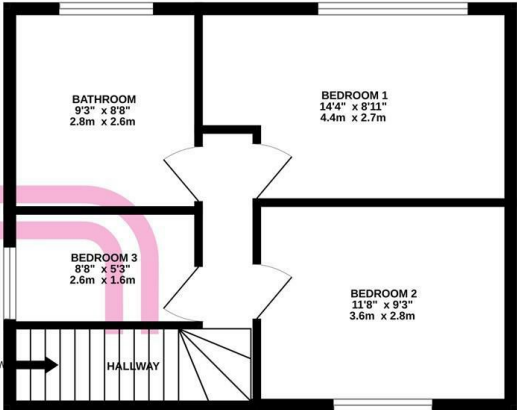
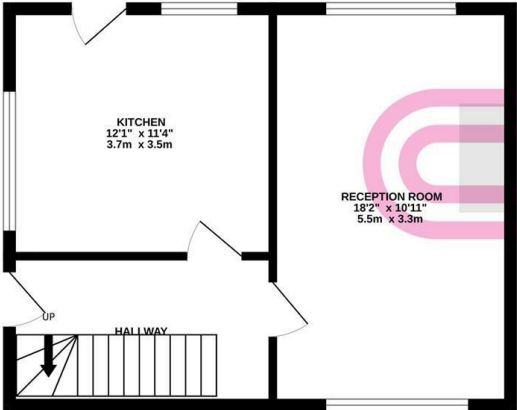
This property briefly comprises of:



246 Oakworth Road, Keighley, West  
Yorkshire, BD21 1RB  
01535 289123

GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	