



27 New Close Road, Shipley, BD18 4AU
Asking Price £300,000

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This is a 4 bedroom house with 4 reception rooms and the potential for 2 bathrooms and a large open plan kitchen.

Please note currently this property has no kitchen units or appliances and no working bathrooms. The house requires works throughout.

The house is in a highly desirable area but will need major investment.

Locate
The Property Experts

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Registered in England & Wales No. 5161728

Front Elevation

Lounge

19'3" x 11'10" (5.886 x 3.621)

Dining Kitchen

25'11" x 25'8" (7.912 x 7.825)

Snug/Study

13'10" x 9'9" (4.236 x 2.997)

Utility Room

29'8" x 8'8" (9.056 x 2.642)

Bedroom 1

18'3" x 10'3" (5.567 x 3.126)

Bedroom 2

12'0" x 10'10" (3.658 x 3.320)

Bedroom 3

18'7" x 8'9" (5.680 x 2.684)

Bedroom 4

11'8" x 12'3" (3.569 x 3.743)



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		15	68
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B			
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