





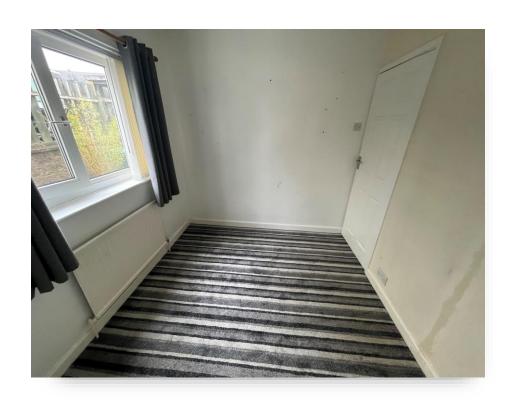




# welcome to

# **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 Internally comprising: 17ft living room, dining room, kitchen, conservatory with 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: 17ft living room, dining room, kitchen, conservatory with two bedrooms and a white three piece bathroom. Gardens front and rear with driveway providing off street parking and a single detached garage. uPVC double glazing throughout and gas central heating throughout. Energy Rating: D

## **Living Room**

17' 9" x 12' (5.41m x 3.66m)

## **Dining Room**

7' 11" x 7' 11" ( 2.41m x 2.41m )

#### Kitchen

9' 1" x 8' (2.77m x 2.44m)

#### **Bedroom One**

14' 7" x 9' (4.45m x 2.74m)

#### **Bedroom Two**

10' 11" x 9' 6" ( 3.33m x 2.90m )

#### **Bathroom**

**Exterior** 











## welcome to

# **West View Close, Shipley**

- Semi detached bungalow
- Two bedrooms
- Two reception rooms, kitchen & conservatory
- Gardens front & rear
- Driveway parking & garage

Tenure: Freehold EPC Rating: D

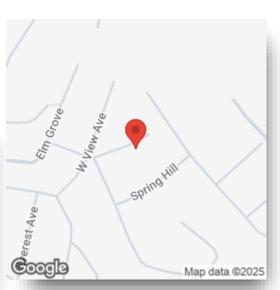
Council Tax Band: C

# £210,000









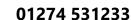
Please note the marker reflects the postcode not the actual property

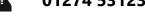
# view this property online williamhbrown.co.uk/Property/SHP110997



Property Ref: SHP110997 - 0006 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

Shipley@williamhbrown.co.uk

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

williamhbrown.co.uk

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.