



Lyndale Drive, Wrose

- Popular Location
- Superbly Presented
- Close to Schools
- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- Garden and Off Street Parking
- 2 Bedrooms
- Handy Access to Shipley Train Station
- Subject to Reserve Price
- The Modern Method of Auction

Auction Guide £150,000

Tenure: Freehold

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HERE TO GET *you* THERE

Lyndale Drive, Wrose

DESCRIPTION

For sale by Modern Method of Auction Starting Bid Price £150,000, plus Reservation Fee

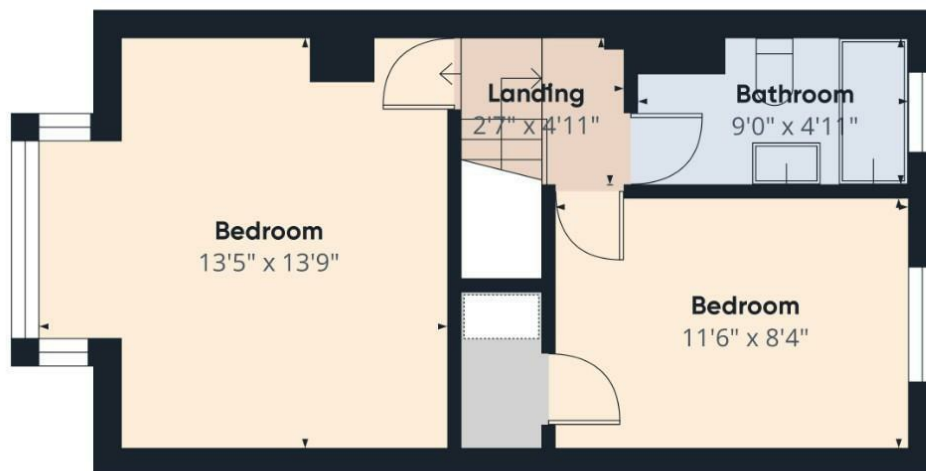
Hunters Estate Agents are delighted to introduce this immaculate semi-detached house for sale via the Modern Method of Auction, perfectly situated in a highly sought after location. This property boasts a cul-de-sac position, with easy access to both Bradford and Shipley Centres, and is a short distance from Low Ash Primary and other nearby schools.

This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.





Floor 0



Floor 1

Approximate total area⁽¹⁾
671.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

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