



Shay Drive, Bradford BD9 5PP

welcome to

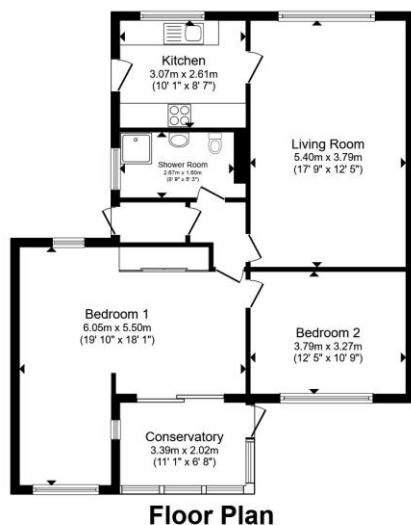
Shay Drive, Bradford

Are you looking for a true bungalow? We have a well presented two bedroom detached bungalow located in a highly regarded area. Located close to Heaton Woods and a nearby golf course, local shops and amenities. Double glazing and central heating throughout. EPC: D.



Available with no upper chain, we have a well presented two bedroom detached bungalow located in a highly regarded area. This true bungalow offers spacious accommodation, off street parking and enclosed garden space to the rear. Located close to Heaton Woods and a nearby golf course, local shops and amenities.

Internally, the property compromises of a modern kitchen, living room, two double bedrooms, a shower room and a small cloakroom with an external door. Main entrance door provides access directly into the kitchen. Externally, the property offers off street parking leading to a car port, low maintenance garden space to the front with an enclosed paved garden to the rear. Double glazing and central heating throughout. EPC: D.



Total floor area 84.1 m² (906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A Small Cloakroom/Storage Area

Living Room

17' 9" x 12' 5" (5.41m x 3.78m)

Kitchen

10' 1" x 8' 7" (3.07m x 2.62m)

Conservatory

11' 1" x 6' 8" (3.38m x 2.03m)

Bedroom One

19' 10" x 18' 1" (6.05m x 5.51m)

Bedroom Two

12' 5" x 10' 9" (3.78m x 3.28m)

Shower Room

Exterior



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Shay Drive, Bradford

- A true detached bungalow
- Two double bedrooms
- Highly regarded area
- Off street parking and garden space
- Available with no upper chain

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111205 - 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.

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