



**Owlet Road, Shipley,
Reduced £205,000**

* DETACHED * THREE BEDROOMS * MODERN DINING KITCHEN * VIEWS * DOUBLE GARAGE *
* WELL PRESENTED * MODERN BATHROOM * MANAGEABLE GARDEN * CLOSE TO TRAIN
STATIONS *

A fantastic opportunity for the growing family to purchase this delightful three bedroom detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises reception hall, lounge, modern fitted dining kitchen, three first floor bedrooms - two having built in wardrobes, and a modern house bathroom.

To the outside there are patio gardens, driveway and double garage.



Reception Hall

With radiator.

Lounge

15'1" x 11'4" (4.60m x 3.45m)

With laminated wood floor, radiator.



Dining Kitchen

22'4" x 8'8" (6.81m x 2.64m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, breakfast bar, radiator.



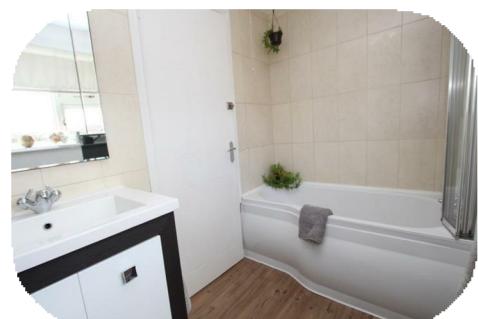
First Floor Landing

With radiator.

Bedroom One

11'6" x 11'2" (3.51m x 3.40m)

With built in wardrobes and radiator.



Bedroom Two

11'11" x 8'7" (3.63m x 2.62m)

With fitted wardrobes and radiator.



Bedroom Three

10'1" x 5'5" (3.07m x 1.65m)

With radiator.

Bathroom

Modern three piece white suite, part tiled walls and heated towel rail.

Loft

Boarded. Accessed via a pull down ladder.



Exterior

To the outside there are patio gardens, driveway and double garage.

Directions

From our office in Idle village take High St to Westfield Ln, continue straight onto Westfield Ln, continue on Wrose Rd to Shipley, turn right onto Wrose Rd, right onto Carr Ln, turn left onto Hollin Ln, turn right onto Festival Ave, continue onto Owlet Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	