



**Lynwood Avenue, Shipley,**

**£165,000**

**\* SEMI DETACHED \* TWO BEDROOMS \* CUL-DE-SAC \* GREAT STARTER HOME \*  
\* FRONT VIEWS \* GARDENS \* PARKING \* MODERN DINING KITCHEN \***

A fantastic opportunity for either first time buyer or young family to purchase this delightful two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, modern fitted dining kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are split level gardens and driveway parking.



Side Entrance Porch

Lounge

13'4" x 13'7" (4.06m x 4.14m)  
Having a wood burner set in chimney breast, bay window, radiator, laminated wood floor.

Dining Kitchen

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher.

First Floor

Bedroom One

14'3" x 13'4" (4.34m x 4.06m)  
With built in wardrobes and radiator.

Bedroom Two

8'2" x 10'5" (2.49m x 3.18m)  
With built in wardrobe, radiator.

Bathroom

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

Exterior

To the outside there is driveway parking to the front and a larger split level landscaped garden to the rear.

Directions

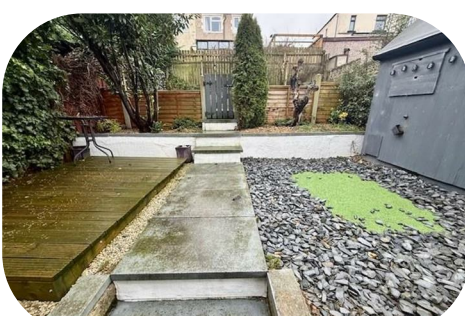
From our office in Idle village continue straight onto High St, turn right onto Town Ln, left onto Leeds Rd, left onto High Busy Ln, right onto Lynwood Ave and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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