

NEW  
INSTRUCTION



£150,000

\*THREE BEDROOMS\* \*POPULAR RESIDENTIAL LOCATION\* \*WELL PRESENTED\* \*EXCELLENT LOW ASH PRIMARY SCHOOL NEARBY\* \*CONVENIENT ACCESS THE SHIPLEY RAIL STATION\* \*LOCAL AMENITIES AND RECREATIONAL FIELDS NEARBY\*NO CHAIN\*

Townend Estate Agents offer for sale this THREE bedroom semi-detached property. Well presented throughout and with plenty of light airy rooms creating excellent living space. Located in the ever popular residential area of Wrose, with the highly regarded Low Ash primary school just a short walk away. Situated within close range of many local amenities, recreational spaces and just a short drive from Shipley rail station make this property ideal for young and growing families.

The property comprises briefly: Entrance hall, Lounge, Dining - Kitchen and exceptional sunroom/conservatory. Upstairs are THREE bedrooms and the family bathroom. Externally are front and rear gardens, garage and driveway parking for two vehicles.

Ask us about....

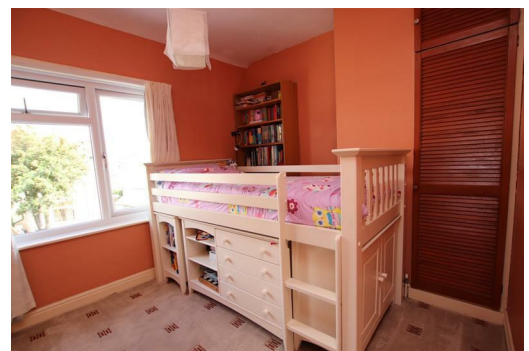
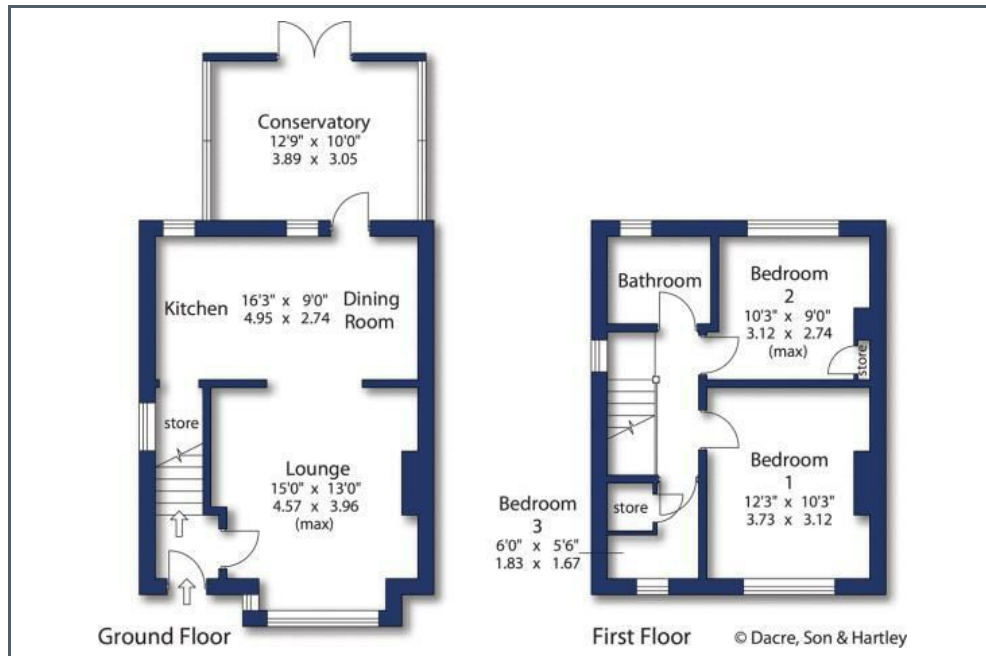
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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		