



LYNTON DRIVE,
SHIPLEY, BD18 3DJ
£180,000

3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

YOU WILL NOT FIND A GARDEN LIKE THIS ANYWHERE! Available to market is this beautifully cared for semi-detached house which has been maintained to a very high standard. Located in a very desirable part of Saltaire, opportunities like this do not come up every day!

Shipley is a fantastic area, being very close to the popular village (and world heritage site) Saltaire, and all of the amenities which are located within. The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the aesthetic beauty of the town and also the proximity to many sought-after local schools and academies. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance to the property can be via the front porch, the side porch or via the rear conservatory. The side porch in particular is a fantastic storage space for keeping shoes, coats etc out of the way.

LIVING ROOM

Accessed via front entrance hall is a beautiful living room, which is illuminated by two windows at either end of the room. There is a gas fire and two double radiators in this room, ensuring that this is a fantastic place to relax, any time of year.

KITCHEN/ DINING

The modern kitchen/ diner is accessed downstairs and also looks onto the rear garden. The original divide between the dining room and the kitchen has been opened up, and there is also access to a conservatory for even more reception space.

CONSERVATORY

The fantastic rear facing conservatory has been put on by the current owners and is a fantastic room to be enjoyed year round. Facing out onto the south facing garden, this conservatory really transforms the reception space downstairs.

FIRST FLOOR

MASTER BEDROOM

To the rear of the house looking out onto the beautiful rear garden is the master bedroom, this room is a fantastic space and houses the double bed comfortably with a lot of floor space to spare. There is also built in storage in the corner of the room.

BEDROOM TWO

The second bedroom is also rear facing, looking out over the fantastic garden and is a comfortable double bedroom.

BEDROOM THREE

The third bedroom is a very generous single bedroom, with a lovely view over Baildon moor and stretching out far beyond.

BATHROOM

The house bathroom is a three-piece suite located on the first floor, there are two windows illuminating the space, which has been tastefully tiled and looks ageless.

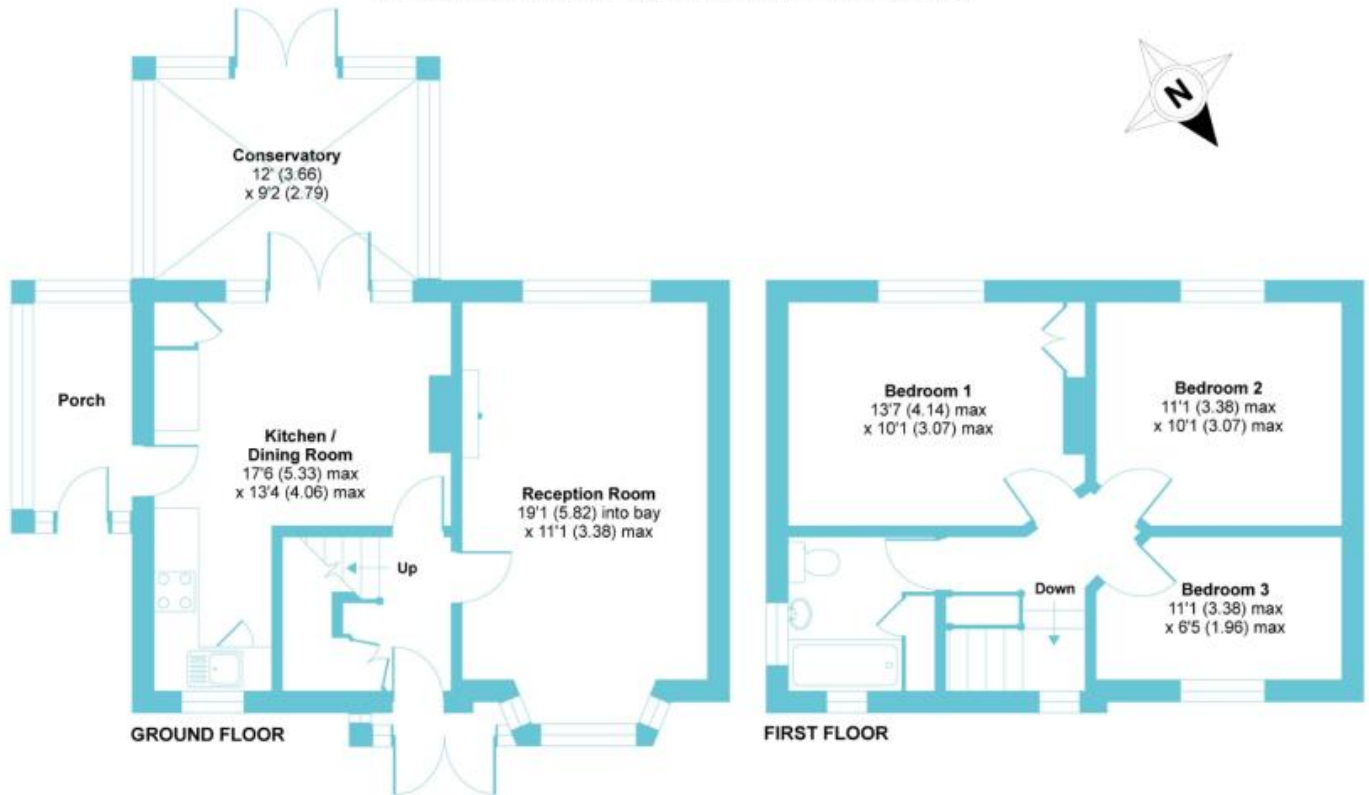
EXTERNALLY

Externally there is a large front garden leading up to the house, a nice side passage leading to the rear and at the rear of the property ... there is an absolutely enormous garden which backs onto Northcliffe Park with access into the park from the rear garden. The garden has been landscaped by the current owners and is terraced over several tiers, including a pond and vegetable patches and lovely block paving linking all of the sections together. The beds are retained by a wall of sleepers and this timeless garden will only look better with age.



Lynton Drive, Shipley, BD18

APPROX. GROSS INTERNAL FLOOR AREA 1082 SQ FT 100.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	67	63	82
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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