



Nab Wood Road,
ShIPLEY, BD18 4AG
£275,000

3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

*****Three Bedroom Family Home***** A superb opportunity to purchase a well-established three bedroom semi-detached home that offers spacious living throughout, driveway and detached garage, delightfully situated in a popular residential location.

The property is beautifully presented throughout and includes gas central heating and UPVC unit double glazing and briefly comprises entrance hall, living room, open plan kitchen/diner, with a range of modern wall and base units. On the first floor are three bedrooms and the family bathroom with access to the loft. Externally the property is complemented by an attractive plot with a low maintenance, fully landscaped rear garden. To the front and side is a driveway providing ample off-street parking and a shed.

The property is located in one of Shipley's most favored residential areas close to the local shops and amenities of Saltaire Village which also has excellent road rail links to the larger towns and cities of West Yorkshire.

Accommodation

Ground Floor

Entrance Hall

Spacious entrance hall leading to stairs to first floor, living room and kitchen.

Living Room

Naturally lit via a large double glazed bay window to front is the living with feature fireplace with double doors through to dining room.

Kitchen/Diner

Light and airy open plan kitchen diner with modern wall and base units, integral appliances and ample space for dining. The kitchen has a large understairs cupboard/pantry and a door to side, with the dining room having large french doors leading to the rear garden.

First Floor

Principle Bedroom

To the front elevation is the main double bedroom with built in wardrobes and double glazed window to front.

Bedroom Two

The second double bedroom sits to the rear elevation overlooking the garden with built in wardrobes.

Bedroom Three

The third bedroom is currently used as a home office and could easily be utilised as a single bedroom.

Family Bathroom

Fully tiled bathroom with a high quality and modern finish comprising a wash hand basin with mixer taps and vanity unit, pedestal w/c and bath with mixer taps and shower over.

Loft/Attic

Accessed via a pull down ladder is a substantial, part boarded loft room with velux window.

External

To the front and side of the property is a large concrete drive providing ample off-street parking and a shed.

To the rear is a raised patio seating area overlooking a beautifully landscaped, low maintenance garden, fully enclosed and secluded with fencing and mature gardens.



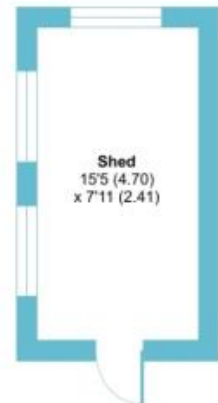
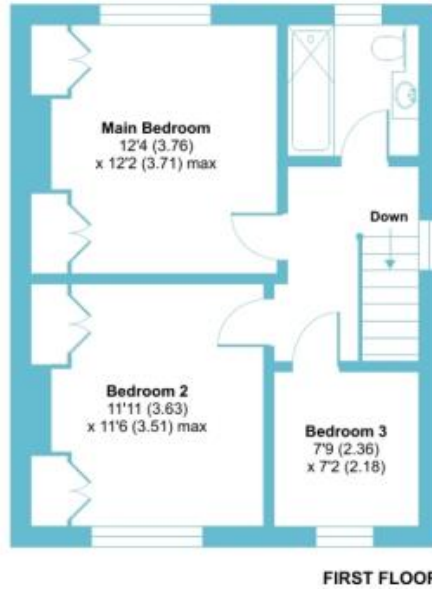
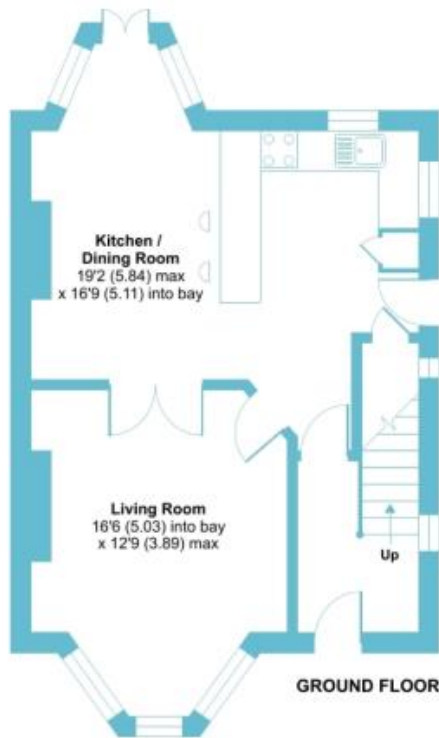
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Approximate Area = 996 sq ft / 92.5 sq m

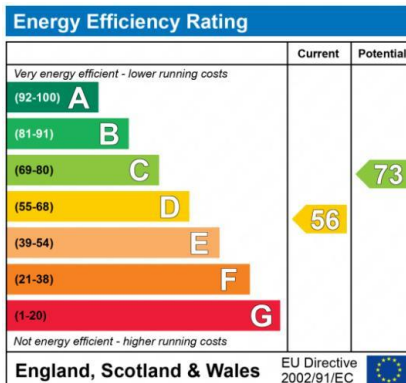
Shed = 124 sq ft / 11.5 sq m

Total = 1120 sq ft / 104 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Linley & Simpson. REF: 841588



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.

AGENTS NOTES:

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