



West Royd Road,  
ShIPLEY  
£155,000

3 Bedroom House  
EPC Rating: D

LINLEY &  
SIMPSON

Available for sale is this lovely three-bedroom semi-detached house in a nice residential neighbourhood in Shipley. The house occupies a plot which provides impressive outside garden space. Inside comprises of a good sized dining kitchen, lounge with dual aspect, three double bedrooms a shower room and a further loft room. Externally to the front is a tarmac driveway providing off road parking for two vehicles, to the rear is an extensive tiered rear garden with paved patio areas, artificial lawn and a decked terrace.

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. There are also fantastic train links into Leeds, Bradford and the surrounding towns via Shipley Train Station and Saltaire Train Station.

#### Dining Kitchen

Located to the rear of the property this good sized dining kitchen is perfect for families, with a wide range of wall, drawer and base units, integrated appliances including gas oven, grill and hob. Two double glazed windows overlooking the rear garden, central heating radiator and polished floorboards.

#### Living Room

The central focal point in this room is the inglenook fireplace housing a multi fuel burning stove. With two double glazed windows overlook both the front and rear elevation, central heating radiator and polished floorboards.

#### Landing

#### Principal Bedroom

Spacious double room fitted with a range of wardrobes, located to the rear of the property a double glazed window overlooks the rear garden.

#### Bedroom Two

Double room situated to the front of the house with double glazed window, central heating radiator and polished floorboards.

#### Bedroom Three

A further double bedroom with double glazed window and central heating radiator.

#### Shower Room

Fitted with a three piece suite comprising walk in shower, hand wash basin and WC. Double glazed window, heated towel rail and vinyl flooring.

#### Loft Room

Accessed via a drop down ladder this room can be used for multiple purposes, fitted with double glazed velux window and central heating radiator.

#### Externally

This family home has the benefits of off road parking to the front and a tiered garden to the rear which is perfect for entertaining, having paved patio area's artificial lawned area and a decked terrace.





West Royd Road, Shipley, BD18

Approximate Area = 854 sq ft / 79.3 sq m

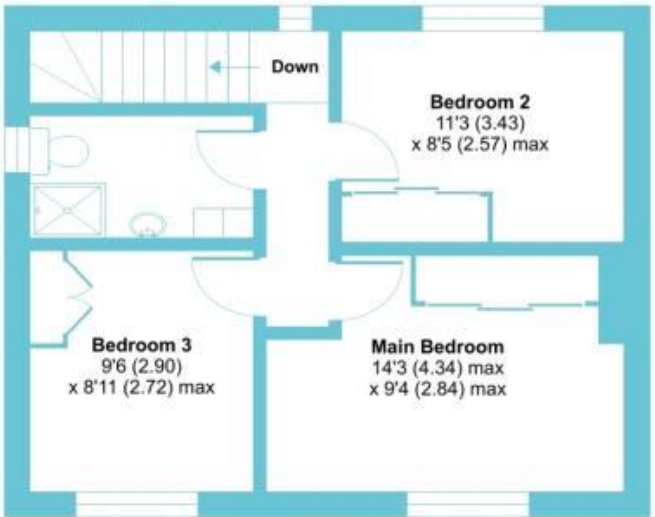
For identification only - Not to scale



Denotes restricted head height



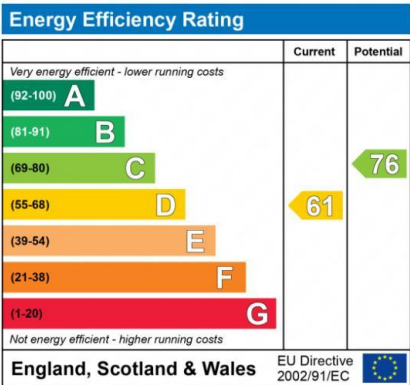
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Linley & Simpson, REF: 006807



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.

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