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SAMUEL WAY, SHIPLEY, BD18 2NY

This attractive, brick built modern semi detached property is located in a quiet position on a popular development just off the Leeds Road in Shipley. This three bedroom property offers spacious and well planned accommodation further enhanced by its attractive outlook and enclosed rear garden.

Asking Price £134,950

Viewing is recommended to fully appreciate this attractive brick built semi that occupies a favourable position tucked around the back of this popular development that is situated off Leeds Road, Shipley where it enjoys a non through road position with a pleasant aspect to both the front and rear. Completed in 2014, this modern property would make an ideal family home, having three bedrooms including a master with en-suite shower room, an attractive 15'3" x 12'11" lounge with French doors to the garden, a well appointed 15'1" x 8'5" dining kitchen with integrated appliances and has a spacious entrance hall with ground floor WC. Outside, the property has driveway parking to the side and enjoys an enclosed rear garden - laid mainly to lawn. As you expect from a quality new build, it has a gas central heating system, uPVC double glazing, alarm and remaining NHBC guarantee.

GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

CLOAKROOM/WC

Fitted with a low level WC and pedestal wash hand basin, central heating radiator and extractor fan.

LOUNGE 15'5" x 12'11" (4.70m x 3.94m)

Double glazed patio door to rear, built-in understairs cupboard, TV and telephone points and two central heating radiators.

KITCHEN 15'1" x 8'5" (4.60m x 2.57m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, electric oven with gas hob and extractor hood over. Integrated dishwasher, integrated washer/dryer and integrated fridge/freezer. Part tiled walls, central heating radiator and double glazed window to front.

FIRST FLOOR

LANDING

Access to loft space, built-in cupboard and central heating radiator.

BEDROOM ONE 11'11" x 11'7" (3.63m x 3.53m)

Window to rear, central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white 3 piece suite comprising tiled step-in shower cubicle, pedestal wash hand basin, tiled splashback and extractor fan.

BEDROOM TWO 12'9" x 8'10" (3.89m x 2.69m)

Window to front, central heating radiator.

BEDROOM THREE 9'9" x 6'6" (2.97m x 1.98m)

Window to front, central heating radiator.

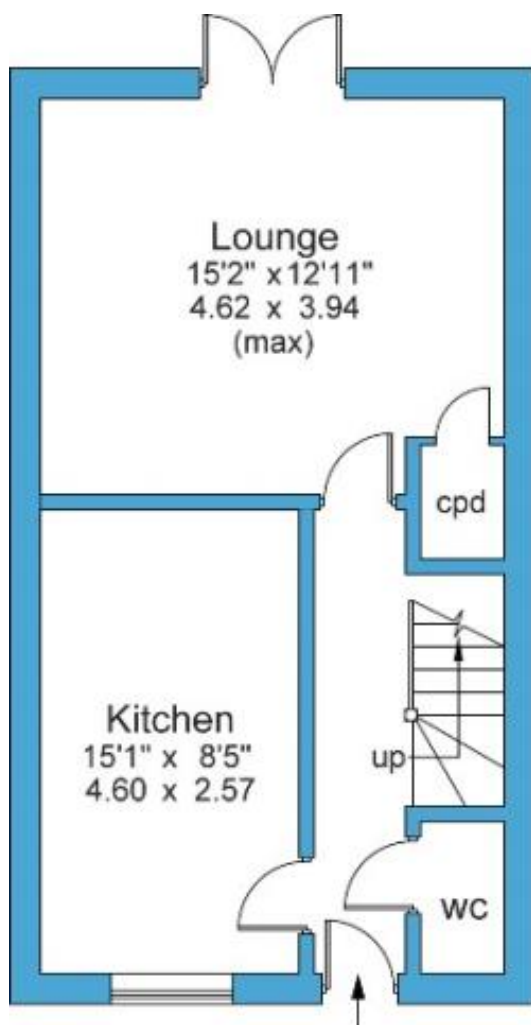
BATHROOM

Fitted with a white 3 piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Central heating radiator, extractor fan and window.

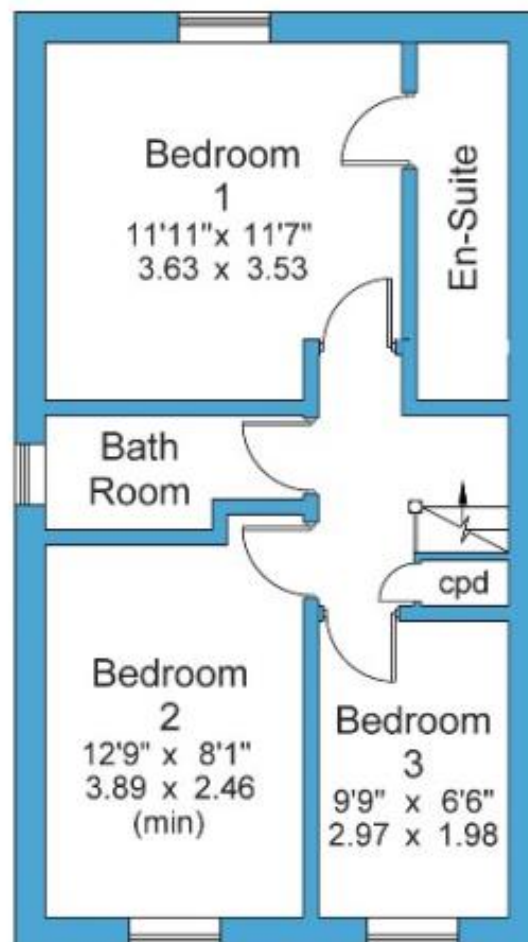
OUTSIDE

To the front of the property is an open plan garden laid mainly to lawn, there is a driveway to the side providing off road parking for two vehicles and to the rear is a fully enclosed private garden with patio area, lawn and landscaped garden area with shrubs, flower beds and feature gravelled pathway.





Ground Floor



First Floor

Approx Gross Floor Area = 876 Sq. Feet
= 81.20 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95	(92-100) A		98
(81-91) B	83		(81-91) B	87	
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & 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.

Additional Information

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AGENTS NOTES:

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