



POPLAR DRIVE,
SHIPLEY, BD18 2HL
£120,000

2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

Come see this HIDDEN GEM! Perfect for FIRST TIME BUYERS and YOUNG FAMILIES is this SEMI DETACHED HOUSE which has both character charm, and modern usability too. With off street parking, a private garden, two double bedrooms and a wood burning fire; this house is a real catch and needs to be seen

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

To the front of the house is an integral entrance hallway. This is a useful space for storing muddy boots and coats and every family will appreciate its usefulness.

LIVING ROOM 12'3" x 12'5" (3.73 x 3.78)

At the front of the ground floor is the large living room which is illuminated by a large front facing window. There is a wood burning fire in the fireplace which is both eye catching and practical for heating the house in winter.

KITCHEN/ DINER 15'4" x 9'5" (4.68 x 2.87)

Accessed to the rear of the living room is the kitchen/ diner. This room has been immaculately cared for and re-designed by the current owners. There is a modern, contemporary feel to the room yet it is also a welcoming, family space. The kitchen/ diner benefits from an external rear door to the rear garden and a large rear window flooding the room with natural light.

FIRST FLOOR

BEDROOM ONE 15'4" x 11'6" (4.68 x 3.50)

On the first floor is a double bedroom to the front of the house. This bedroom runs the full width of the house and as such is a very well proportioned master bedroom with ample space for storage to accommodate both occupants comfortably.

BEDROOM TWO 9'2" x 10'4" (2.79 x 3.15)

To the rear of the house looking out over the rear garden is another double bedroom. This bedroom is currently being used as a dressing room/ storage room but would be a comfortable large double with space left for storage.

HOUSE BATHROOM

The house bathroom is also located on the first floor and has a modern white three-piece suite. This is a lovely room which has recently been re-done including a 'P' shaped bath and fantastic white tiling off-setting the wood effect flooring; giving it a very contemporary, but warm look.

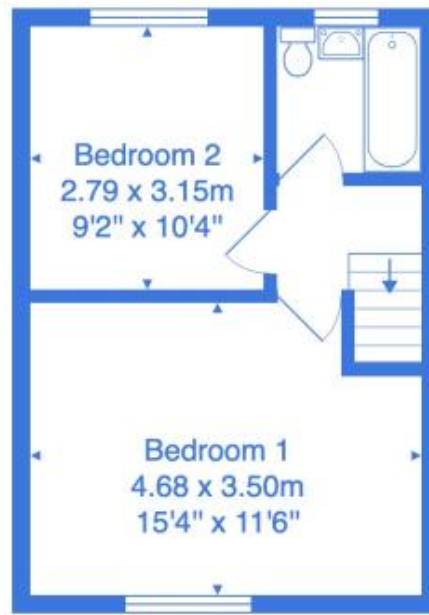
EXTERNALLY

Externally to the front there is an extensive driveway which runs from the road to the rear of the plot under the car port and to the storage garage. The driveway could comfortably fit three average sized cars including the car port. The front garden is nicely done out with artificial grass. The rear garden is a marvel to behold! Currently it contains a bar within the grounds and like the front garden has been done out with artificial grass for easy maintenance. The rear garden really is a lovely place and the lucky new buyer will enjoy it immensely! (English weather permitting).





Ground Floor



First Floor

Total Area: 65.0 m² ... 699 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (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 |
| | | 81 | |
| | 59 | | 78 |
| | | | 53 |
| 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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