



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com

Directions

See Mapping.

Low Ash Drive, Shipley, BD18 1JQ  
Offers In The Region Of £230,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Low Ash Drive, Shipley, BD18 1JQ

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**\*\* Three Bedrooms \*\* Semi-Detached \*\* Two Reception Rooms \*\* No Onward Chain \*\* Large Rear Garden \*\* Off-Street Parking \*\* Popular Residential Location \*\* Close To Amenities \*\*** Located in the desirable area of Low Ash Drive, Shipley, this charming three-bedroom semi-detached townhouse offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious hallway that provides access to the various ground floor rooms. The front living room boasts elegant double-glazed bay windows, allowing natural light to flood the space, complemented by an electric fireplace that creates a warm and inviting atmosphere.

At the rear, the dining room presents a generous area ideal for family gatherings, featuring large double-glazed windows and another electric fireplace, ensuring a cosy setting for meals. The kitchen is well-equipped with a range of wall and base units, freestanding appliances, and an induction hob with an extractor above, all set against stylish tiled walls. A side door provides convenient access to the outside.

Moving to the first floor, you will find two spacious double bedrooms, each offering ample room for double beds and wardrobes, finished with comfortable carpeting. The third bedroom is a good-sized single, also featuring double-glazed windows and carpeted flooring. The family bathroom is a well-appointed three-piece suite, fully tiled with both walls and floors, and includes a shower over the bath for added convenience.

Outside, the property boasts a very large rear garden, perfect for outdoor activities and relaxation. A detached garage and a driveway to the side of the property provide ample parking for multiple vehicles, while a small front area adds to the overall appeal. This delightful home is ideal for families seeking a blend of space, comfort, and a welcoming community atmosphere.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
A Mature Three Bedroom Semi-Detached Family Home With A Large Rear Garden.

Rating authority  
Borough Council Tax Band C

Services  
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Financial Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Freehold