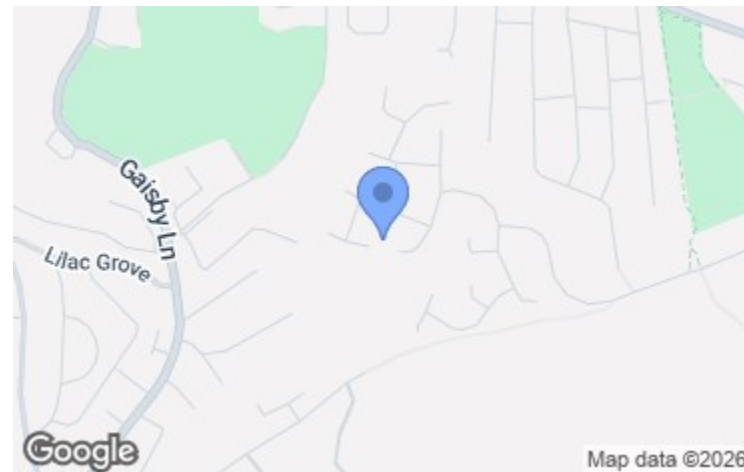


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
	EU Directive 2002/91/EC		



Viewing arrangements

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

Directions

See Mapping.



**Forestdale Way, Shipley, BD18 1QP
 Offers In The Region Of £310,000**

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.



Forestdale Way, Shipley, BD18 1QP



**** Three Bedroom Detached ** Modern Throughout ** Large Rear Garden ** Quiet Neighbourhood ** Close To Good Schools ** Reception Room ** Rear Extension **** Nestled in the desirable area of Forestdale Way, Shipley, this impressive three-bedroom detached house offers a perfect blend of comfort and modern living. Built in 2006, the property is designed to cater to the needs of a growing family.

As you enter, you are welcomed by a spacious hallway that leads to a large living room, featuring a charming gas fireplace and a double-glazed window that fills the space with natural light. Adjacent to the living room, the dining room runs the length of the house, boasting patio doors and double-glazed windows that provide a seamless connection to the outdoors. The laminate flooring adds a contemporary touch, making it an ideal space for entertaining guests or enjoying family meals.

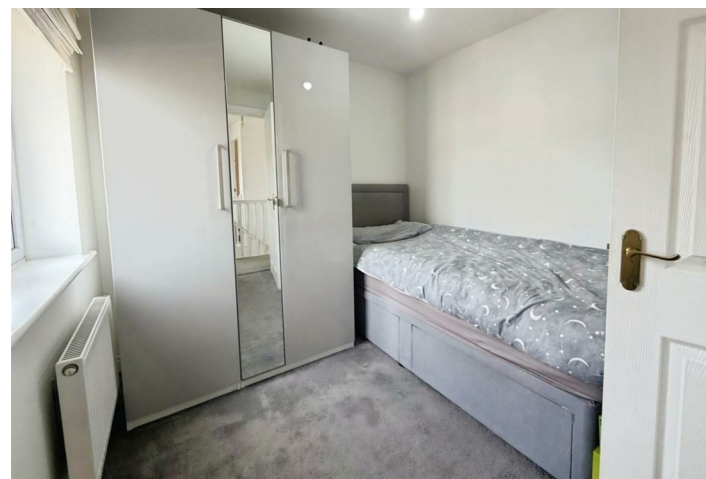
The kitchen is well-equipped with a range of wall and base units, complete with a gas oven

and hob, along with a built-in extractor fan, ensuring that cooking is a pleasure. A reception room is conveniently located on the ground floor, perfect for guests or as a home office.

Venturing to the first floor, you will find three additional double bedrooms, each with double-glazed windows and central heating, providing ample room for beds and wardrobes. The master bedroom is a true retreat, featuring an en-suite shower room with a modern white suite and part-tiled walls, offering both style and convenience. The family bathroom is equally contemporary, equipped with a shower over the bath and part-tiled walls.

Outside, the property boasts a well-maintained fore garden and a larger, enclosed rear garden that is mainly lawned, complemented by a patio area, perfect for outdoor gatherings or simply enjoying the fresh air.

Leasehold details: 999 years from 2006. Service Charge/Ground rent: to be confirmed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Beautiful Extended Detached Home, Ideal For A Growing Family Or Extended Family, Ready To Move In.

Rating authority
Borough Council Tax Band D

Services

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Tenure
Leasehold