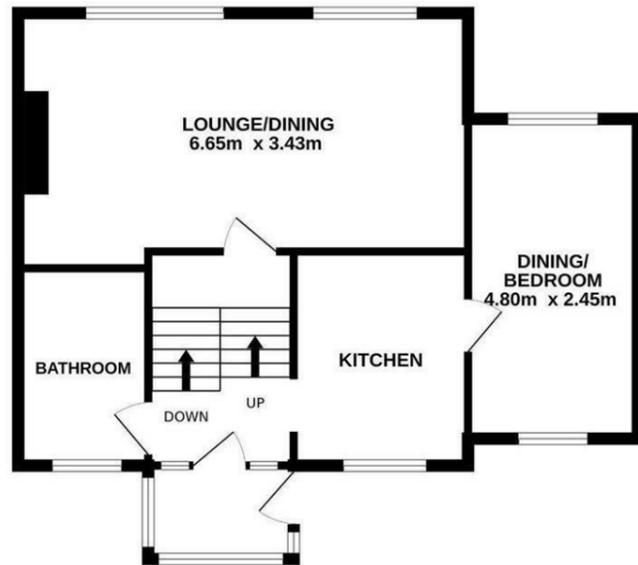
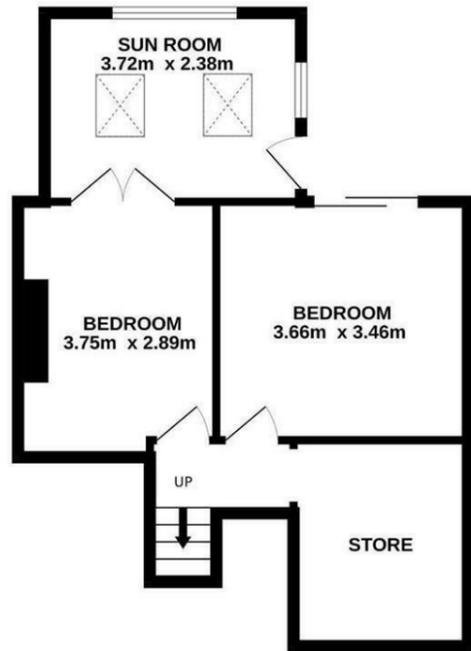


GROUND FLOOR
43.5 sq.m. approx.

1ST FLOOR
56.8 sq.m. approx.

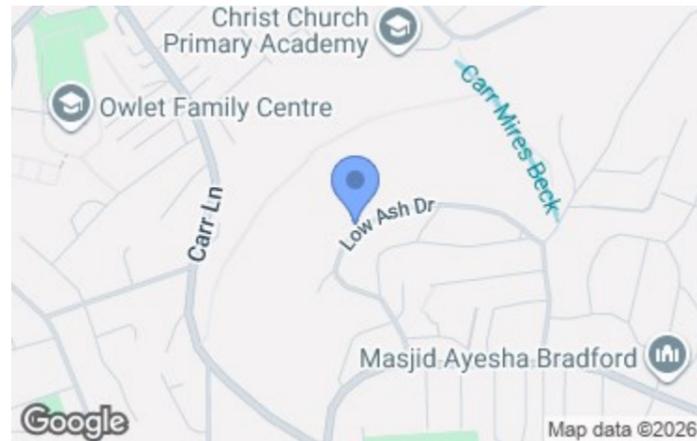


TOTAL FLOOR AREA: 100.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		67	
(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@wwstateagents.com

Directions

See Mapping



**Low Ash Drive, Shipley, Yorkshire BD18 1JH
Offers In The Region Of £220,000**

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



**** 2/3 BEDROOMS ** FLEXIBLE LIVING ACCOMMODATION ** UNRIVALLED VIEWS ** DECEPTIVELY SPACIOUS THROUGHOUT ** GAS C/H & D/GLAZING ** POPULAR RESIDENTIAL LOCATION **** A delightful semi-detached house offers unrivalled views across the valley to the rear, 2/3 bedrooms and generous rooms sizes throughout.

A PVCu porch to the front leads to the main entrance hall leading to all rooms. A well-equipped family kitchen boasts a range of wall and base units, complete with an integrated electric oven, microwave, gas hob, fridge freezer, and washing machine, a breakfast bar incorporated, all set against a backdrop of attractive wood effect laminate flooring. Adjacent to the kitchen, you will find the garage conversion, currently utilised as a bedroom, which is generously sized and bathed in natural light from the double-glazed windows at both the front and rear. The family bathroom, located on the opposite side of the hallway, features a modern four-piece suite and is fully tiled with a glazed window to front and vinyl flooring.

Ascending the stairs, you will discover the through living dining room. A spacious area offering ample

reception space, naturally lit via 2 large double glazed windows, provided fantastic panoramic views across the valley behind. This spacious room is complemented by a gas fireplace, carpeted flooring and neutral decor.

On the lower level, there is access to two double bedrooms and a store room. The main double bedroom is fitted with floor to ceiling wardrobes, gas central heating, and double glazed patio doors leading to the rear garden. The second double bedroom is currently utilised as a dining area, with patio doors leading to a sun room extension, leading also to the rear garden.

Externally, the house benefits from off-street parking and a low maintenance garden to the front. To the rear, a secluded, enclosed garden enjoys unrivalled views to the rear, with newly laid Indian Stone patio terrace, a laid to lawn garden and mature garden borders.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Three Bedroom Sem-Detached Family Home Situated On A Quiet Cul-De-Sac With Accommodation Over Three Floors.

Rating authority
Borough Council Tax Band C

Services

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Tenure
Freehold