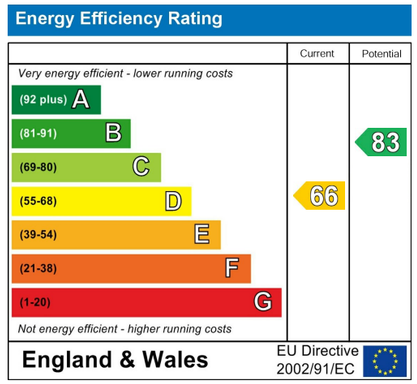

## Viewing arrangements

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

## Directions

See Mapping.

# West Royd Drive, Shipley, BD18 1HN
# Offers In The Region Of £170,000

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.

# West Royd Drive, Shipley, BD18 1HN

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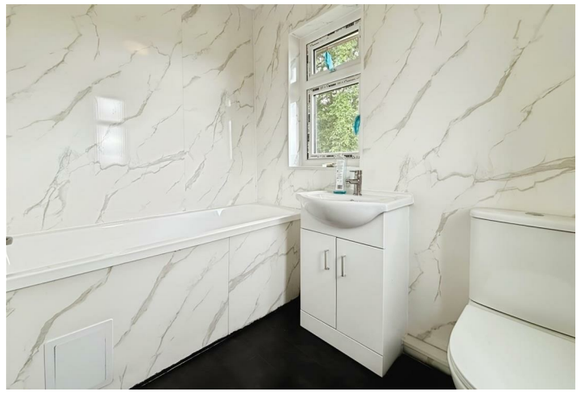
** 3 BEDROOM END OF TERRACE ** NEWLY REFURBSIHED ** SUBSTANTIAL PLOT ** SCOPE FOR FURTHER DEVELOPMENT S.T.P.P. ** NEW WINDOWS ** NEW KITCHEN ** NEW BATHROOM ** End-terrace house presents an excellent opportunity for families seeking a modern and spacious home. Recently refurbished throughout, this three-bedroom home boasts a substantial corner plot, offering exciting potential for further extension or development, subject to planning permissions.

Upon entering, you are welcomed by a bright entrance hall that leads into a comfortable lounge, featuring gas central heating, a double-glazed window to the rear, and a cosy gas fire. The dining kitchen is a highlight of the home, fitted with contemporary wall and base units, and providing ample space for appliances, an electric oven, and a gas hob. With windows to both the front and rear, this area is filled with natural light and offers convenient access to the side garden, making it an ideal space for family gatherings.

The first floor comprises two generously sized double bedrooms and a third box bedroom, all with neutral décor, carpeted flooring, gas central heating and double glazed windows. The family bathroom has been newly fitted with a stylish three-piece suite, including a bath, w/c, and wash hand basin, complemented by contemporary splashbacks.

Externally, the property is set on an elevated corner plot, providing a private and secluded garden space, mainly laid to lawn, perfect for outdoor activities or relaxation. The front garden, currently featuring wild bushes, offers further potential for enhancement. With its recent refurbishment and ample space, this home is ready for you to move in and make it your own. Don’t miss the chance to view this wonderful property that combines modern living with the potential for future development.



**Train**
your text here

**Primary School**
your text here

**Secondary School**
your text here

Fixtures & fittings
Three Bedroom End Of Terrace With Scope For Further Development S.T.P.P.

Rating authority
Borough Council Tax Band A

Services
Strictly by appointment through either our Idle or Bolton Junction office's. Bolton Junction T: 01274 627444 Email: sales@wwestateagents.com Opening Times: Monday to Friday 9am to 5.30pm Saturday 9am to 3pm Closed Sunday.

Tenure
Freehold