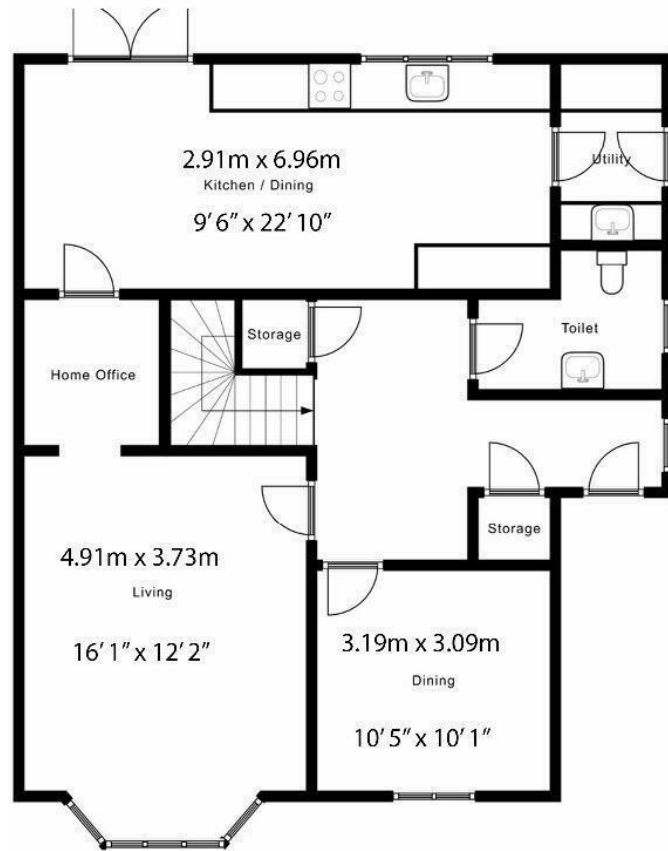
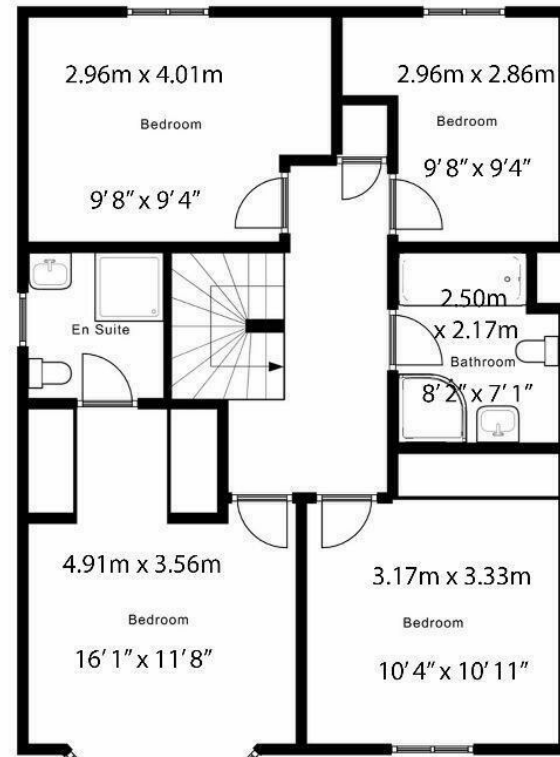


All measurements are approximate and are for display purposes only.  
 No Liability is accepted by the Agency as to the exact measurements of the rooms. Dan Pearce Sells Homes retains the copyright on this plan and allows agents to use it with agreed permission.

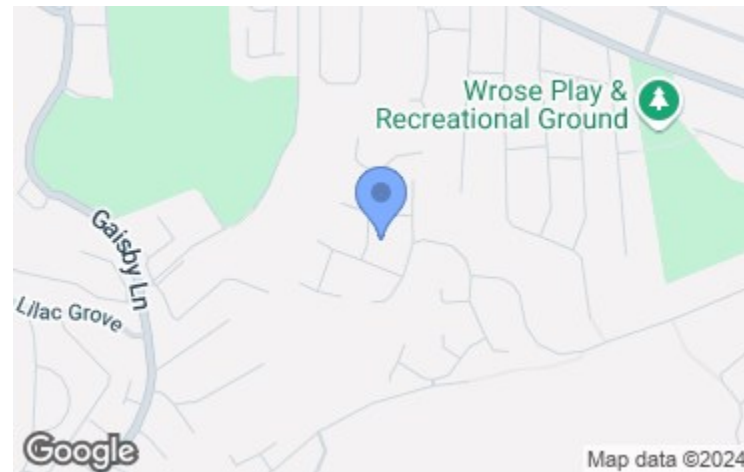
Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(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@wwstateagents.com

**Directions**

See Mapping.



**Burghley Walk, Shipley, BD18 1QH**  
**Offers In The Region Of £340,000**

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.



Burghley Walk, Shipley, BD18 1QH



**\*\* ATTRACTIVE DETACHED FAMILY HOME \*\***  
**FOUR BEDROOMS \*\* TWO RECEPTION ROOMS**  
**\*\* MODERN KITCHEN & BATHROOM \*\***  
**LANDSCAPED GARDEN \*\* DRIVEWAY & GARAGE \*\***

This immaculately presented detached property offers both space & style with two spacious reception rooms a modern dining kitchen & four generous bedrooms! The property is situated in a popular residential location close to local amenities & reputable schools.

The accommodation briefly comprises: Large welcoming entrance hall, spacious lounge benefiting from a modern plasma style fire, large bay window allows lots of natural light to flow in & is complemented by fresh neutral décor. The dining room/ second reception room is light an airy finished with neutral décor. Home office space accessed from both the lounge & dining kitchen.

The modern dining kitchen consists of a range of base & wall units in two tone grey with complementary worksurfaces, stainless steel sink with mixer hose taps & tiled splash backs. Integrated oven, microwave, gas hob with

extractor hood, integrated fridge & freezer. Ample space to accommodate a dining table & chairs with French doors opening out into the lovingly maintained rear garden. The handy utility room is plumbed for a washing machine & dryer and offer additional storage and sink. Ground floor W.C.

Four bedrooms are situated on the first floor alongside the family bathroom, the generous master benefits from large bay window & well equipped en-suite shower room & robes. Two further double bedrooms & a generous single are along the hall all finished with light modern décor. The family bathroom comprises of a four piece suite in white with chrome fittings, corner shower cubicle & finished with part tiled walls with a decorative border.

Externally the property benefits from a driveway offering off road parking leading to a detached garage. Planted garden to the front & a landscaped garden to the rear fully enclosed with both decked & lawn areas complete with a raised fish pond!



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings	Services
Rating authority Borough Council Tax Band F	Tenure Freehold