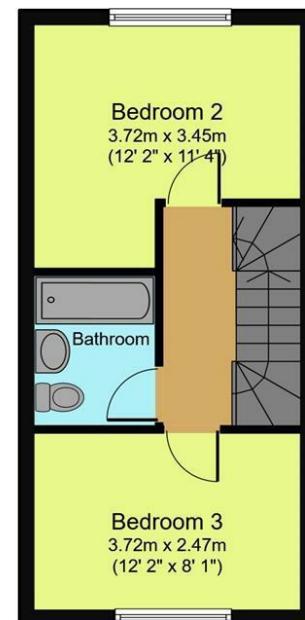
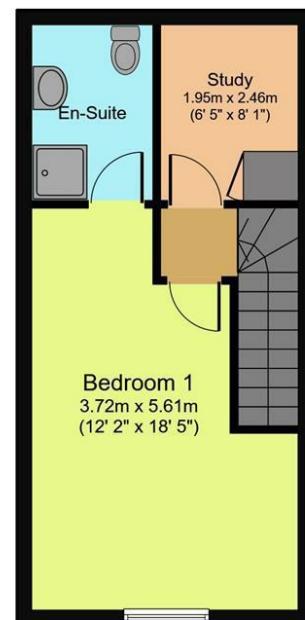




**Ground Floor**

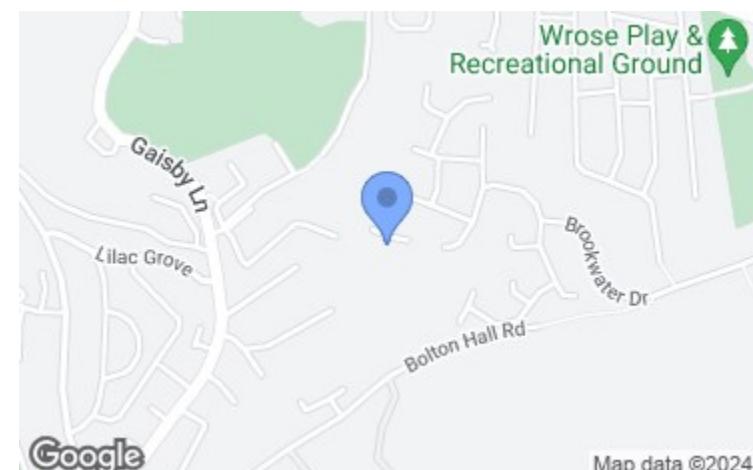
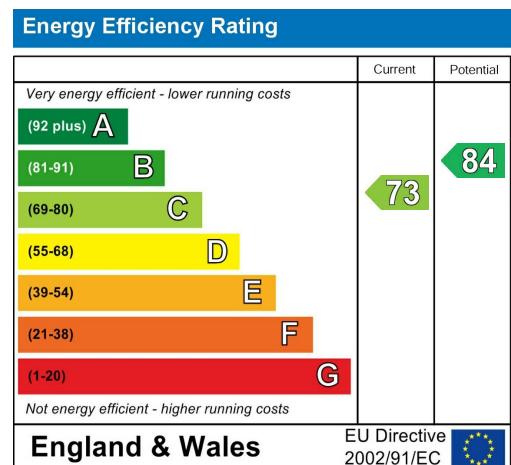


**First Floor**



**Second Floor**

Created using Vision Publisher™



Map data ©2024

#### Viewing arrangements

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

#### Directions

see mapping



**Forestdale Way, Shipley, West Yorkshire BD18 1QP**  
**Offers In The Region Of £225,000**

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.



\*\* MODERN END TOWNHOUSE \*\*  
 EXTENSION WITH UNDER FLOOR  
 HEATING \*\* 3 DOUBLE BEDROOMS \*\* 2  
 BATHROOMS \*\* AMPLE PARKING \*\* GUEST  
 W.C. \*\* MODERN KITCHEN \*\* QUIET CUL-  
 DE-SAC \*\* CLOSE TO GOOD SCHOOLS \*\*  
 We are delighted to present this beautiful home,  
 located in a quiet area with a strong local  
 community.

Entering the property via composite door into hallway, you'll find guest W.C, and hand wash basin, access to kitchen & two spacious reception rooms, all flooded with natural light. The first reception room features stylish papered walls, a wall-mounted modern fire and surround, creating a cozy atmosphere for relaxation. French doors lead into second reception room currently used as a dining room. It boasts large windows, creating a bright and airy space, perfect for family gatherings. The laminate flooring with underfloor heating adds a touch of elegance to the room.

The kitchen is well-equipped with modern

integrated brushed chrome NEFF double oven, gas hob and extractor hood, Integrated fridge/freezer and plumbed for washer. There's a wide range of light oak base and wall units with contrasting granite effect countertops and splashbacks, stainless steel sink with a mixer tap, finished with a kick plinth heater, recessed lighting and tiled floor.

Upstairs on the first floor, you will find two double bedrooms and the house bathroom. Bedrooms 3 is a spacious bedroom with fitted wardrobes. The house bathroom has a 3 piece suite in white including panelled bath with over shower & curtain, hand wash pedestal, push button W.C. part tiled walls and ceramic tiled floor. On the second floor we have the large master bedroom with walk in dresser/study giving ample storage and double cubicle en-suite shower room.

Outside, the property boasts, laid lawn, tarmac drive leading to a detached garage providing ample space for parking for convenience and storage. To the rear we have a private lawned garden with timber boundary fencing.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

#### Fixtures & fittings

A beautifully presented end of townhouse property with 3 bedrooms, 2 reception rooms, and a modern kitchen, offering comfort, convenience, and a strong sense of community.

Rating authority  
Borough Council Tax Band C

#### Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure  
Leasehold