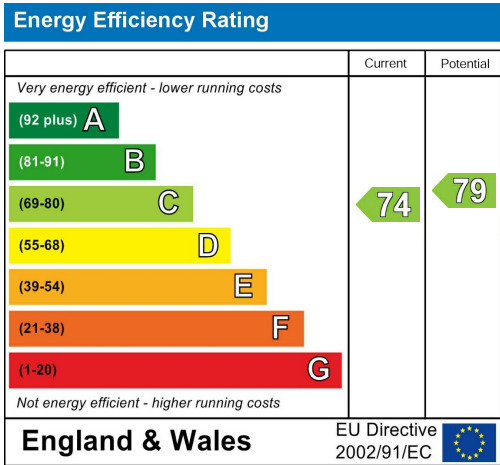




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Viewing arrangements

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



Directions

See Mapping.



Bodmin Avenue, Shipley, BD18 1LT
Offers In The Region Of £275,000

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.



Bodmin Avenue, Shipley, BD18 1LT

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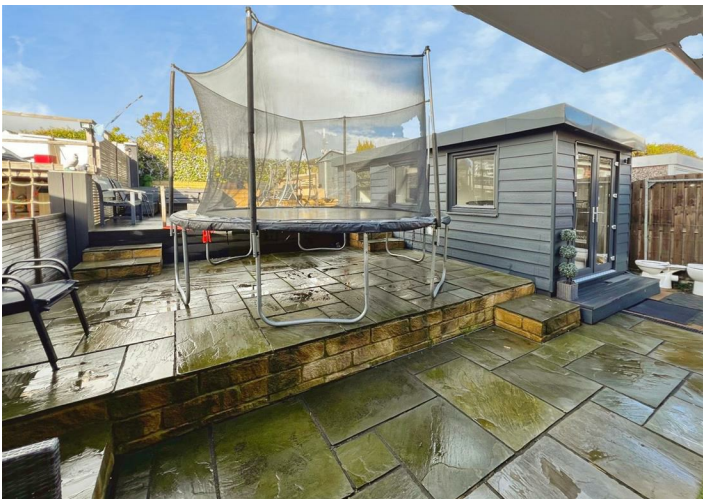
**** 3 DOUBLE BEDROOMS ** MULTIPLE BATHROOMS ** UNRIVALLED VIEWS TO THE REAR ** MODERN DINING KITCHEN ** IDEAL FOR LARGE FAMILIES **** A semi-detached family home offering a delightful blend of modern living and spacious comfort. With 3 generously sized double bedrooms, a family bathroom and 2 shower rooms, this property is perfect for families seeking both style and practicality.

Upon entering, you are greeted by a light and airy entrance hall that leads to a convenient downstairs w/c and a separate shower room. The lounge includes a large bay window, inviting natural light and features a wall-mounted electric fire. The neutral decor throughout enhances the home's contemporary feel. At the heart of the home lies a modern open-plan dining kitchen. It boasts sleek wall and base units complemented by elegant Quartz work surfaces. The kitchen is equipped with an island featuring a breakfast bar, along with plumbing and space for essential appliances. Ample space for a family dining table makes it

an ideal setting for entertaining. Patio doors seamlessly connect the kitchen to the landscaped rear garden.

The first floor landing features a loft hatch with a drop-down ladder, providing additional storage options. The substantial main double bedroom is a true highlight, complete with fitted wardrobes and patio doors that lead to a private balcony overlooking the rear garden and the picturesque fields beyond, enhanced by a stylish glass balustrade. 2 further double bedrooms comprise carpeted flooring, neutral decor and windows to front, along with ample space for wardrobes and furniture. The family bathroom completes the first floor with a Jack & Jill style giving access from the main bedroom and the landing, fitted with a bath, w/c and wash hand basin. A separate shower room adds convenience.

Externally, the property benefits from off-street parking to the front with a landscaped rear garden comprising patio and composite decking, fully enclosed with views to the rear.



Fixtures & fittings Deceptively Spacious 3 Double Bedroom Semi-Detached Family Home With A Ready To Move In Feel.	Services INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Wallace Home Finances Ltd, who are authorised and regulated by the Financial conduct Authority.
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