



## 2 Glenview Grove, Nab Wood, Shipley, West Yorkshire BD18 4AQ

- Stunning, exceptionally well appointed and extended four bedroom detached property
- Stylish range of fixtures, fittings and modern decor throughout
- Highly desirable distinguished locality, that is well placed for local amenities
- Pleasant gardens to 3 sides with a wrap-around drive to the 4th side. With a secure electric gated entrance and double garage.
- Offering architecturally impressive, flexible family sized accommodation
- Viewing essential to appreciate all that is on offer with this fantastic property

**£675,000 Freehold**

**J** **ESTATES**

# 2 Glenview Grove, Nab Wood, Shipley, West Yorkshire BD18 4AQ

## DESCRIPTION

Located within this highly sought after residential locality 2 Glenview Grove is an impressive significantly extended and beautifully presented family home offering generous living and bedroom space, lovely gardens and a wonderful sense of privacy, while remaining conveniently close to local amenities, schools and transport links

Offering a high specification the property provides thoughtfully and interestingly planned accommodation with an excellent range of modern fixtures, fittings and decor to includes gas fired central heating system and Upvc double glazing.

The property is approached via a private gated driveway that offers ample secure off street car parking. It sits within established landscaped gardens to three sides, including a fantastic seating/entertaining area, lawned area and summer house with decked surround.

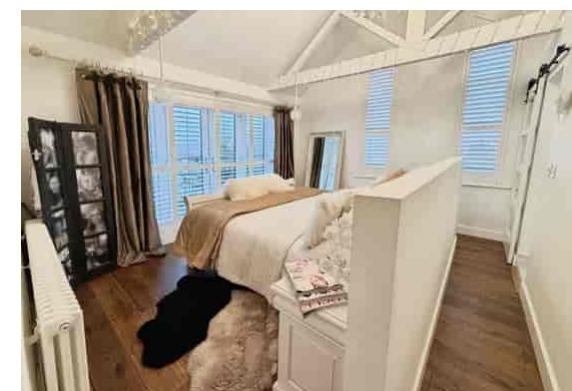
Internally, the accommodation is both flexible and well-proportioned, designed to suit modern family living and entertaining alike. Briefly comprising:- entrance hall, cloakroom w.c good sized living room, dining room. Stunning breakfast kitchen with a range of quality wall and base cupboards, and central island. Bi-fold doors from the kitchen lead to the outdoor seating area.

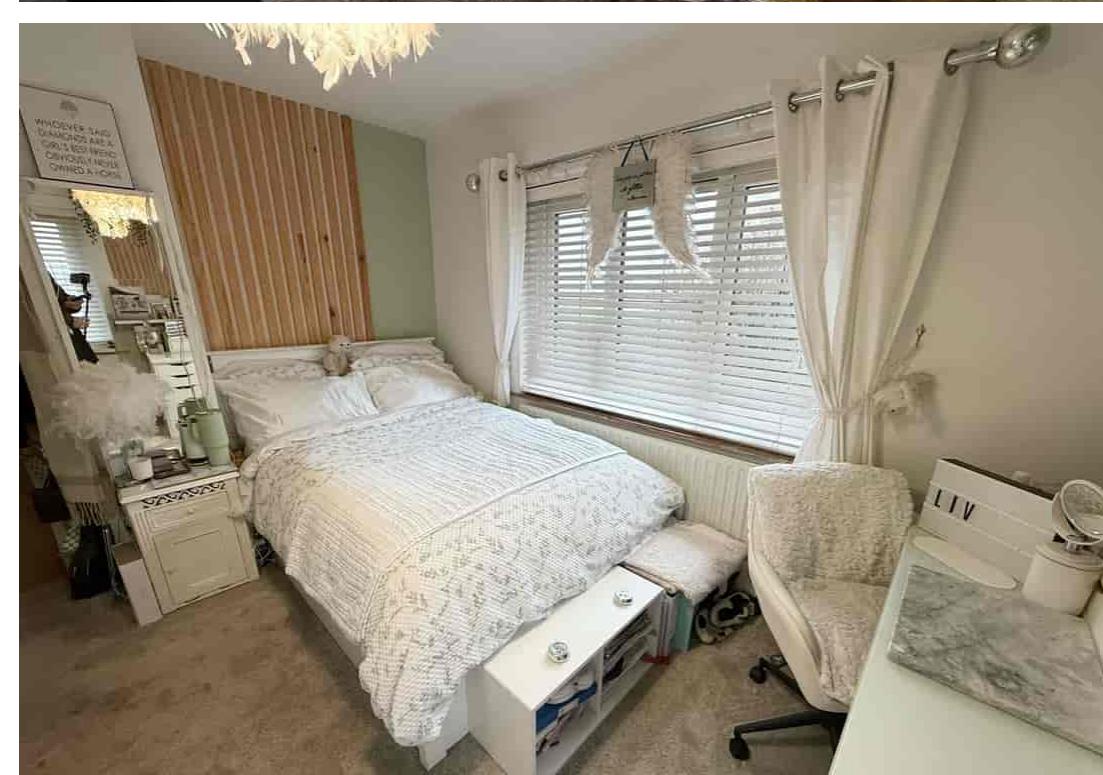
To the first floor is a landing area, this leads to a snug/sitting room that has feature windows and full height ceiling, this leads to the primary bedroom suite (again with full height ceilings and amazing views), with dressing area, bedroom and En-suite. French doors from the bedroom lead to a Juliet balcony that takes in a wonderful aspect across the valley. There are a further three bedrooms and also the house bathroom which has a three piece white suite.

The property is located within one of Shipley's most favoured residential areas, Nab Wood. The cul-de-sac position is nestled towards the far end of Nab Wood, whilst still being close to the localised amenities of the World heritage site of Saltaire Village, and larger towns of Shipley and Bingley which both boast excellent road and rail links to the larger towns and cities of West Yorkshire and beyond. The area is renowned for its excellent schooling for all ages.

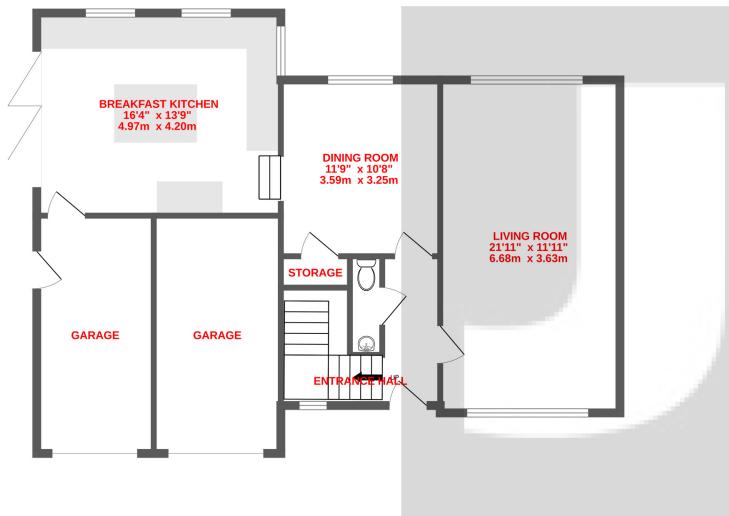
The sale of this property represents a rare opportunity to acquire a stunning home in this sought-after area. We would encourage an early enquiry and viewing appointment.

Please note- architectural drawings have been prepared for a double story extension creating further living space and two additional bedrooms. - however planning permission would need to be submitted.

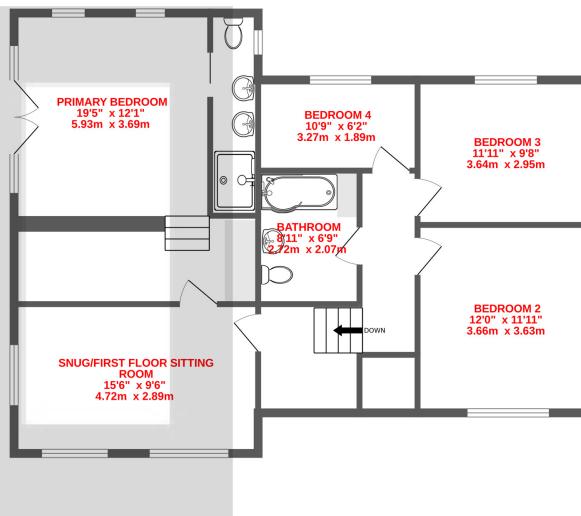




GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.5 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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

01274 533322

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

info@jiestates.co.uk

#### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

#### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.