



6 Glen View Close, Nab Wood, Shipley, West Yorkshire BD18 4AZ

- Well appointed and presented, four bedroom detached property
- Well proportioned family sized accommodation - excellent ground floor living accommodation
- Pleasant cul-de-sac position within the ever popular district of Nab Wood
- Pleasant well kept gardens to the front and rear, driveway and double garage
- Property offers a good range of fixtures and fittings and solar panels

£465,000



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DESCRIPTION

We are please to offer for sale this deceptively spacious extended detached family home, offering four bedrooms and ample living accommodation with detached garage and generous gardens. Situated in the ever popular Shipley district of Nab Wood in a pleasant 'tucked away' cul-de-sac position.

This well presented, appointed and maintained property boasts four good size bedrooms, two reception rooms and a extended kitchen/diner. and benefits from solar panels, (with feed in tariff), gas fired central heating system and Upvc double glazing, along with a good range of fixtures and fittings throughout.

The good sized living accommodation on the ground floor briefly comprises;- entrance hallway with storage, cloaks cupboard, cloakroom wc, through living room with feature fire surround and living flame gas fire, dining room, the extended dining kitchen has a range of fitted wall and base cupboards, along with a dining and utility area.

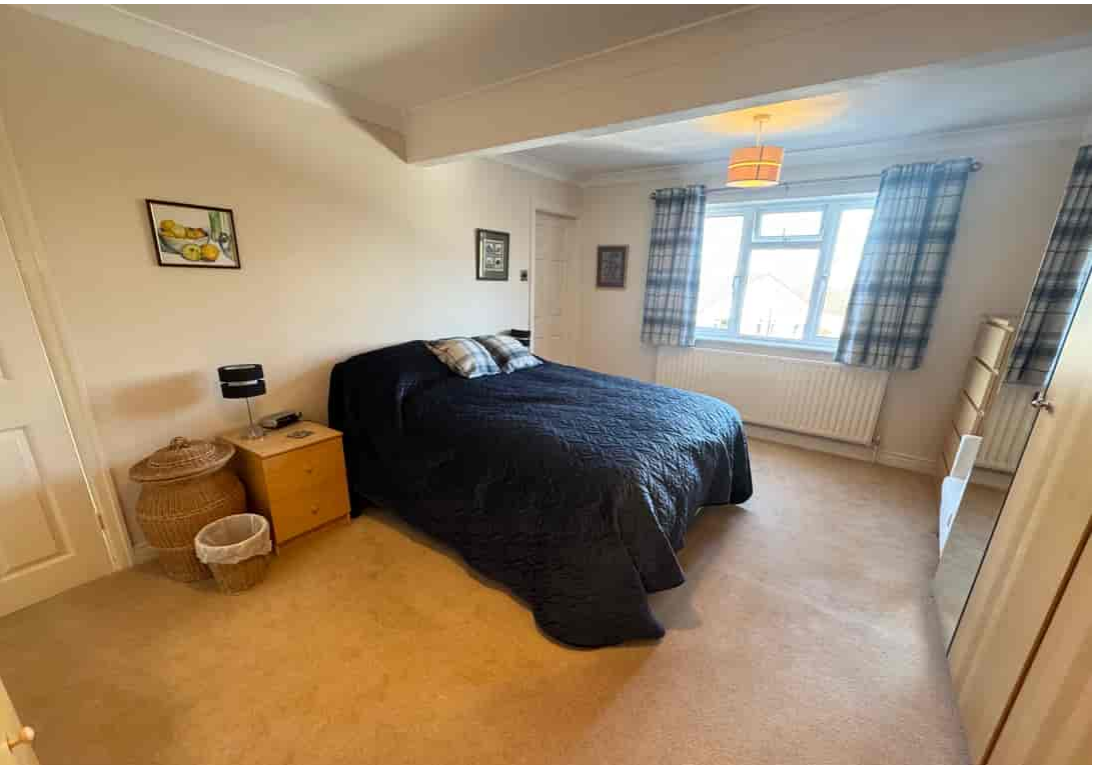
To the first floor is a good sized bright and airy landing, the four well proportioned bedrooms, included a spacious master bedroom with en-suite shower room. The house bathroom has a three piece white with panelled bath and shower over, wash hand basin and w.c.

Externally there is a good size drive leading to the side leading to a an detached double garage to the rear with electric up and over door.

To the front is a lawned garden with mature shrub beds. At the rear are lawned gardens, paved patio areas and shrub beds and timber garden shed.

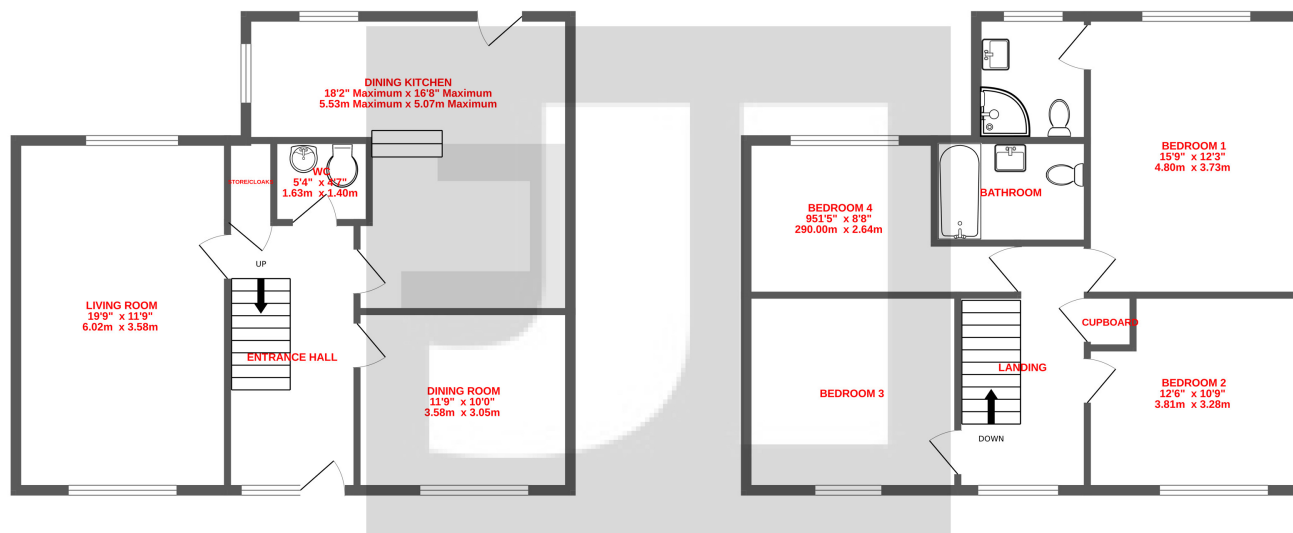
The property is located at the edge of one of Shipley's most favoured residential areas, Nab Wood. The cul-de-sac position is nestled at the far end of Nab Wood close to open fields. While still being close to the localised amenities of the world heritage site of Saltaire Village, and larger towns of Shipley and Bingley which both boast excellent road and rail links to the larger towns and cities of West Yorkshire and beyond.





GROUND FLOOR

1ST FLOOR



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.

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.

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