



### 33 Hill Foot, Nab Wood, Shipley, West Yorkshire BD18 4EP

- A lovely three bedroom chalet style semi detached home in this sought after position
- Spacious living room and good sized dining kitchen
- Some elements of modernisation required
- Well proportioned living accommodation
- Delightful, well stocked and established gardens
- Offered for sale with no onward chain
- Master bedroom with en suite shower room
- Driveway providing ample parking

**£235,000 Freehold**





## 33 Hill Foot, Nab Wood, Shipley, West Yorkshire BD18 4EP

### DESCRIPTION

A very well presented three bedroom chalet style semi detached home with delightful established gardens pleasantly situated at the head of this popular cul de sac in the much sought after district of Nab Wood.

The property offers well proportioned three bedroom accommodation together with good sized living room, spacious dining kitchen and bathroom standing in well established gardens with driveway parking facilities.

The property is fitted with uPVC double glazing and electric heating and in brief comprises: Entrance porch, entrance hall with stairs leading to the first floor accommodation, bright and airy living room with two large windows and feature fireplace incorporating a multifuel stove, sizeable dining kitchen including a range of units and useful storage cupboard. The property has a ground floor bathroom including a modern three piece white suite comprising of a panelled bath, matching pedestal wash hand basin and low suite w.c.

At first floor level there is a landing, master bedroom with en suite shower room / w.c and fitted wardrobe, two further bedrooms, both of which enjoy wonderful views.

Externally the property has well established mature gardens and a tarmacadam driveway providing ample off road parking. The rear garden being a particularly attractive feature and includes paved patio areas, decked seating area and lawn. There are also two useful timber sheds.

Nab Wood is an established residential area, being well placed for a broad range of amenities in Saltaire, Shipley and Bingley. These include, several supermarkets, transport links by both rail and road and excellent leisure facilities. The area is also well renowned for its excellent schools for all age groups.

We would urge a early enquiry and viewing appointment to appreciate all on offer - the property is being offered for sale with no onward chain.

Please note: Gas has been disconnected at the meter point due to the sellers preference but can be easily reconnected.



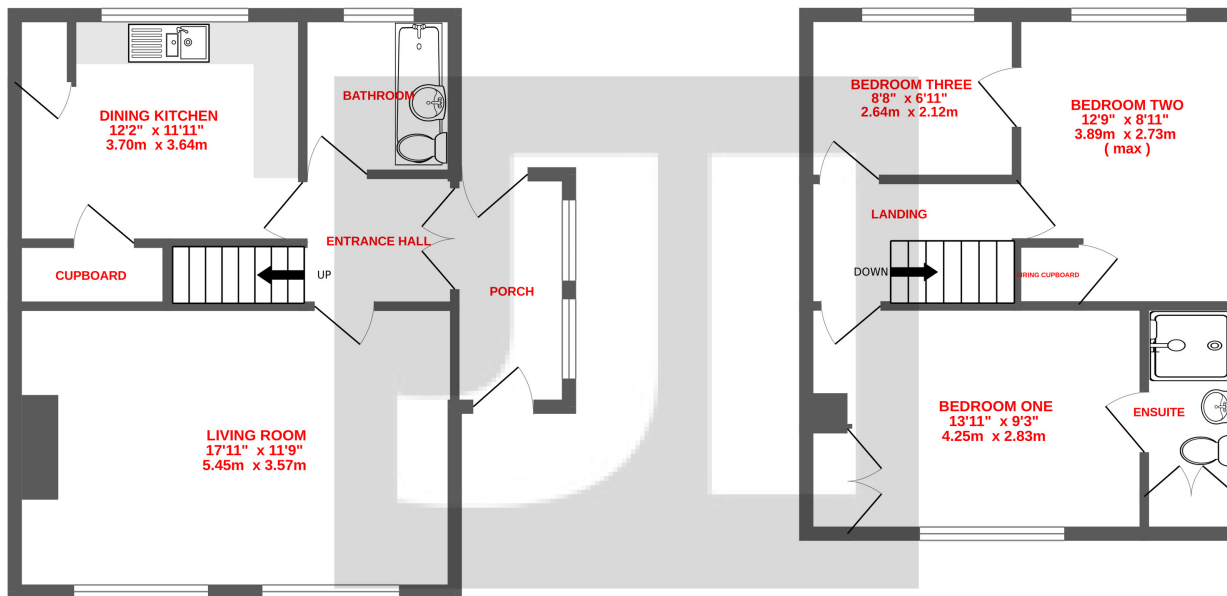






GROUND FLOOR

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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### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

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.