

FOR SALE

£499,950 Freehold



# 35 New Close Road, Nab Wood, Shipley, West Yorkshire. BD18 4AU

- Detached 4 Bedroom Family Home in Quiet Leafy Cul-De-Sac
- Gas Central Heating - UPVC Double Glazing
- Lounge, Dining Room, Cosy Study/Snug
- Family Bathroom, Shower Room & Downstairs W.C
- Large Rear Garden with High Degree of Privacy & Woodland View
- Private Front & Rear Gardens, Patio, Decking & Summerhouse Retreat
- Driveway & Double Garage
- Extension Potential, Subject to Necessary Planning Consents
- Well Regarded Local Schools & Handy for Saltaire's Amenities inc Train Station





## PROPERTY DESCRIPTION

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Tucked away in a peaceful leafy cul-de-sac, 35 New Close Road is a charming stone-built detached family home offering generous proportions, privacy, and beautifully maintained gardens. This home balances lifestyle and practicality, with superb potential to extend (as seen in neighbouring homes and subject to the necessary planning consents).

The spacious lounge is a true highlight, with a large bay window framing elevated uninterrupted woodland views—especially captivating at sunset. Sliding doors connect to the dining room, offering flexibility between open-plan entertaining and more intimate gatherings. A versatile further reception room serves as a study, snug, or reading room, with French patio doors opening onto a secluded raised decked area. The breakfast kitchen provides generous workspace with direct access to the garden for easy outdoor dining. A nearby airing cupboard and boiler room provide practical storage and an efficient laundry-drying area.

Upstairs, four double bedrooms offer flexible accommodation for family, guests, or home-working. The principal room is light and spacious, complemented by a smart family bathroom, shower room and downstairs WC. The home also includes loft space and underfloor areas with development potential.

The established front and rear gardens are attractively landscaped. The rear garden is especially private and peaceful, framed by mature hedges and trees. A stone patio, lawn, and an archway leading to a lower garden with summerhouse create a multi-zone outdoor haven—perfect as a creative retreat, peaceful hideaway or entertaining space. A wide driveway and double garage with twin doors provide generous parking and secure storage.

Viewing is highly recommended to appreciate the location of the property and its accessibility into both Saltaire and Bingley and all the amenities that they have to offer including; the well regarded Primary and Secondary Schools and the rail network, making the commute into Leeds only a 15 minute train journey away. Council tax band F.





## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door and floor to ceiling window to the front. Stairs to the first floor, radiator and under stairs cupboard.

### Downstairs W.C.

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Part tiled walls, double glazed window to the side and down lighters.

### Study/Snug

Double glazed French doors out onto raised decked area. Electric retractable awning. Radiator And parkour flooring.

### Lounge

Double glazed bay window to the rear with view of the rear garden and wooded area. Stone fireplace having a living flame gas fire. Coved ceiling, radiator and television point. Wall light points. Sliding doors into the dining room.

### Dining Room

Double glazed window to the area with views of rear garden and wooded area. Radiator and coved ceiling.

### Breakfast Kitchen

Range of base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Electric hob and double oven. Plumbing for washing machine. Breakfast bar, radiator, down lighters and part tiled walls. Double glazed window to the front and part glazed door to the side.

### First Floor

#### Landing

Access to the partly boarded loft space having light.

#### Master Bedroom

Double glazed windows to the front and radiator. Fitted bedroom furniture including wardrobes and bedside drawers.

#### En-Suite Bathroom

3 piece suite in white comprising of panelled bath having a hand held shower attachment, pedestal wash hand basin and low level w.c. Built in airing cupboard, part tiled walls and double glazed window to the front.

### Bedroom 2

Double glazed window to the rear, radiator and built in wardrobes.

### Bedroom 3

Double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 4

Double glazed window to the rear and radiator.

### Shower Room

2 piece suite in white comprising of vanity sink unit and low level w.c. Step in shower cubicle having a mains shower over. Part tiled walls, radiator and fitted mirror. Double glazed window to the side.

### Outside

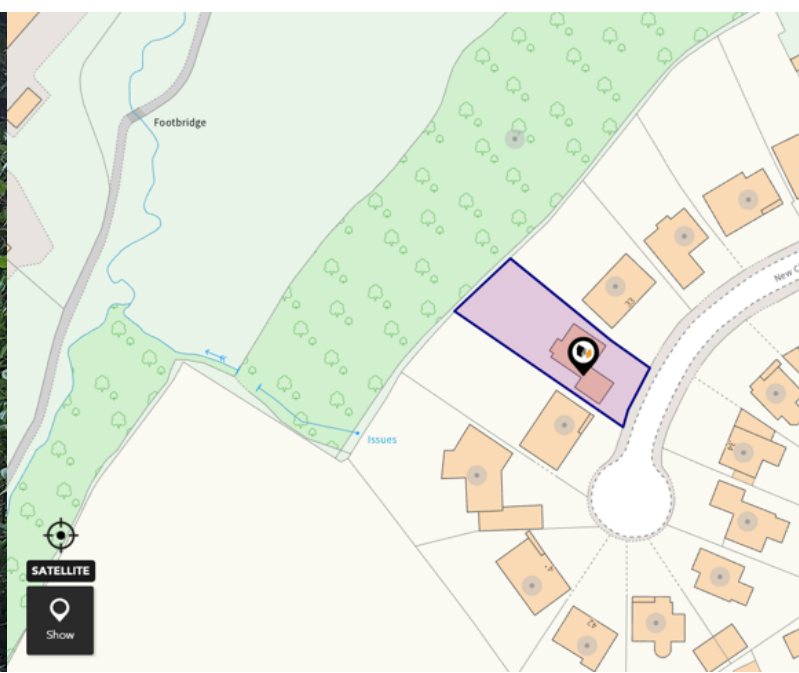
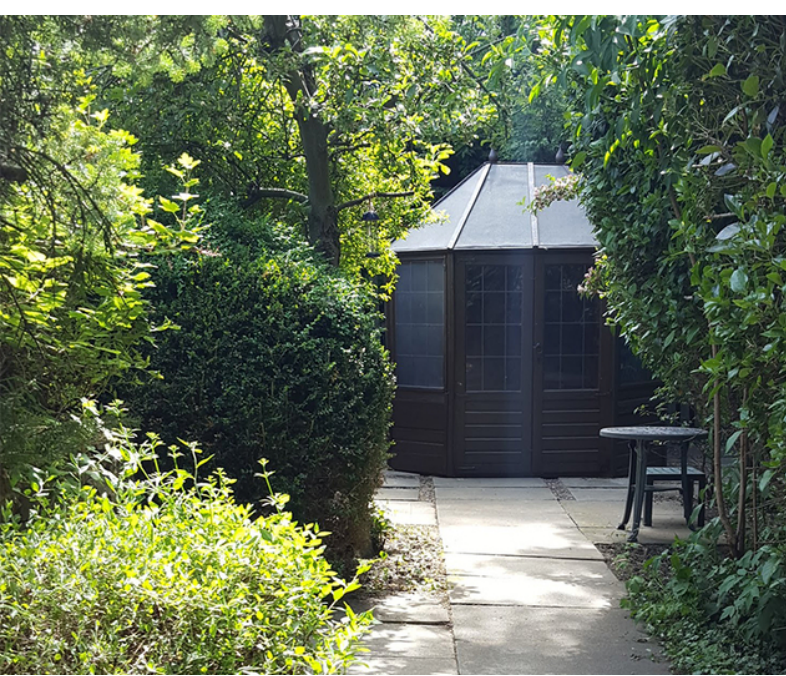
#### Gardens

To the front there is a low maintenance established garden to the front with driveway that leads to the double garage. Steps down the side to the rear garden which is mainly laid to lawn with mature planting of trees and shrubs that give a high degree of privacy. Archway down to lower garden which is paved and has a summerhouse.

Boiler room which has power and light. Gas boiler is serviced annually. Access to under house storage area.

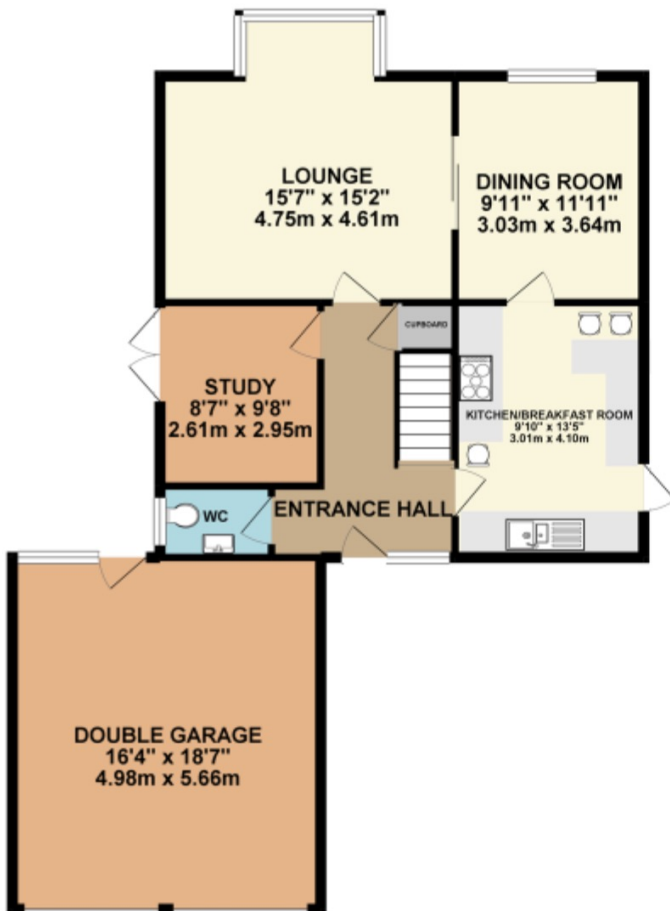
#### Internet Speed & Mobile Phone Coverage

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 3 mbps, Superfast 45 mbps . BRSK 2000 mbps full fibre is coming soon. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>



# FLOORPLAN & EPC

GROUND FLOOR 973.28 sq. ft.  
( 90.42 sq. m. )



1ST FLOOR 647.92 sq. ft.  
( 60.19 sq. m. )



TOTAL FLOOR AREA : 1621.20 sq. ft. ( 150.61 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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