

FOR SALE

£310,000 Freehold



3 Nab Wood Grove, Shipley, West Yorkshire. BD18 4HS

- Semi Detached - 3 Bedrooms
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Downstairs W.C - Lounge - Dining Kitchen
- Conservatory
- Driveway - Garage - Large Rear Garden



PROPERTY DESCRIPTION

Beautifully presented semi detached, situated in the well regarded area of Nab Wood in Shipley. Ideally placed for amenities in Saltaire village, including the bus and rail network. The property has been refurbished over recent years and benefits from gas central heating, UPVC double glazing, intruder alarm and modern fixtures and fittings throughout.

Briefly comprises; entrance porch, hallway, downstairs w.c., spacious lounge with bay window, dining kitchen and good sized conservatory to the ground floor. Three bedrooms and spacious bathroom to the first floor. Outside, the property occupies an attractive plot having driveway, single garage and large rear garden.

Internal viewing is essential to appreciate the accommodation on offer. Council tax band C.



ROOM DESCRIPTIONS

Entrance Porch

Double glazed entrance door and windows. Tiled floor and courtesy light.

Entrance Hall

Entrance door and double glazed window to the side. Stairs to the first floor. Engineered oak floor and radiator.

Downstairs W.C.

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

Lounge

Double glazed bay window to the front, radiator and coved ceiling. Television point. Engineered oak floor. Living flame gas fire set on a marble hearth.

Dining Kitchen

Range of light grey high gloss base and wall units having a complementary work surface over. Bosch electric oven, induction hob with extractor hood over. Single drainer sink unit with mixer tap. Built in fridge, freezer and dishwasher. Plumbing for washing machine. Engineered oak floor. Under cupboard lighting. Double glazed windows to the rear and double doors into the conservatory.

Conservatory

Double glazed windows to the side and rear with patio doors into the garden. Radiators and wooden floor.

First Floor

Landing

Double glazed window to the side.

Bedroom 1

Double glazed window with views across the valley to the rear. Radiator.

Bedroom 2

Double glazed window to the front and radiator.

Bedroom 3

Double glazed window to the front and radiator. Access to the fully boarded loft space via pull down ladder.

Family Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Wooden floor, chrome heated towel rail and part tiled walls. Double glazed windows to the side and rear.

Outside

Gardens

.To the front there is a driveway leading to the single garage. Pebbled area with raised tree and shrub border.

To the rear, there is a large lawned area and patio. Tree and shrub borders. Hedge and fence boundaries.

Garage

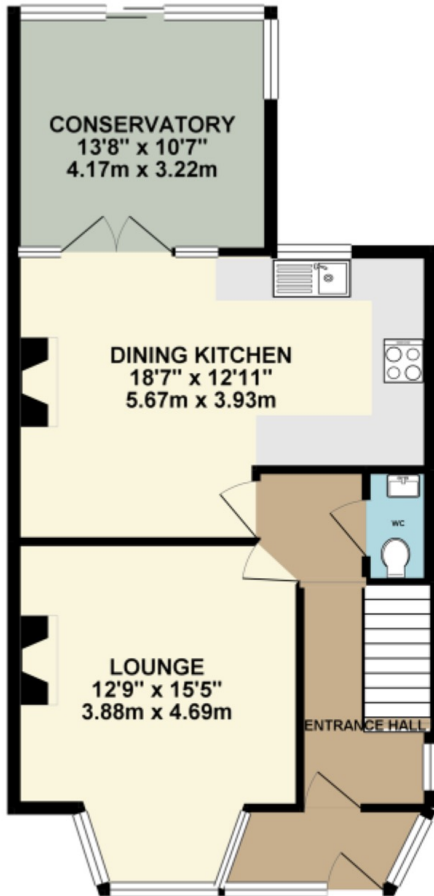
Single garage with up and over door. Power and light. Window to the side.



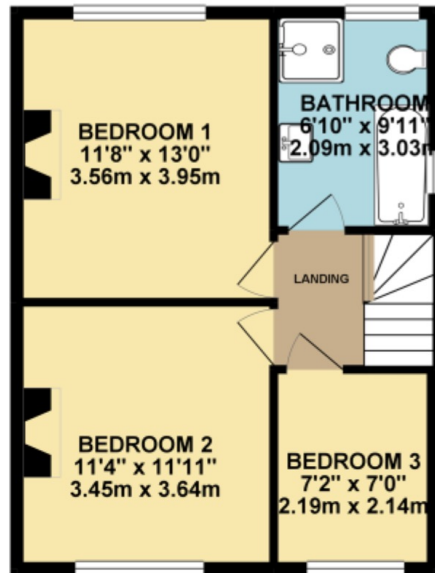
FLOORPLAN



GROUND FLOOR 630.86 sq. ft.
(58.61 sq. m.)



1ST FLOOR 457.84 sq. ft.
(42.54 sq. m.)



TOTAL FLOOR AREA : 1088.71 sq. ft. (101.14 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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