

FOR SALE

£260,000 Freehold



# 33 Nab Wood Crescent, ShIPLEY, West Yorkshire. BD18 4HX

- 3 Bedroom Semi Detached
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Kitchen
- Useful Utility/Storage Space - Double Tandem Garage
- Gardens Front, Side & Rear



## PROPERTY DESCRIPTION

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Well presented semi detached in the popular Nab Wood area of Shipley. Benefiting from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, 2 reception rooms and modern kitchen to the ground floor. Stairs down to the lower ground floor where there is a useful utility and storage space with door out into the rear garden. Three bedrooms and family bathroom to the first floor. Outside, there are gardens to the front, side and rear with parking and double tandem garage to the rear. Council tax band C. Internal viewing is essential to appreciate the size of the accommodation on offer.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door and windows to the front. Double glazed window to the side. Radiator and stairs to the first floor.

### Lounge

Double glazed window to the front and radiator. Living flame gas fire set on a marble hearth and surround. Double bi folding doors leading into ..

### Dining Room

Double glazed window to the rear and radiator.

### Kitchen

Range of white base and wall units having a complementary wood effect work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Double electric oven and electric hob with extractor over. Integral slimline dishwasher and integral fridge. Part tiled walls, under cupboard lights and access to the lower ground floor. Double glazed window to the rear and door to the side.

### Lower Ground floor

#### Utility/Storage

Plumbing for washing machine and sink unit. Worcester gas boiler. Double glazed window and door out to rear garden.

### First Floor

#### Landing

Double glazed window to the side. Cupboard over the stairs and access to the loft space.

### Double Bedroom 1

Double glazed window to the front and radiator. Fitted wardrobes, drawers and dressing table.

### Double Bedroom 2

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

### Double Bedroom 3

Double glazed window to the rear with panoramic views across the valley. Radiator, built in cupboard and drawers.

### Family Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, sink and back to wall pan w.c set within a white vanity unit. Heated towel rail, fully tiled walls and double glazed window to the front.

### Outside

#### Gardens

Enclosed lawned garden to the front with gated access. Fence and hedge boundaries. Mature planting of trees and shrubs.

Gated access to the side where there is a stream that runs down the side garden.

Tarmac'd driveway to the rear providing ample parking. Lawned area with mature planting of flower, tree and shrubs. Hedge and stone boundaries.

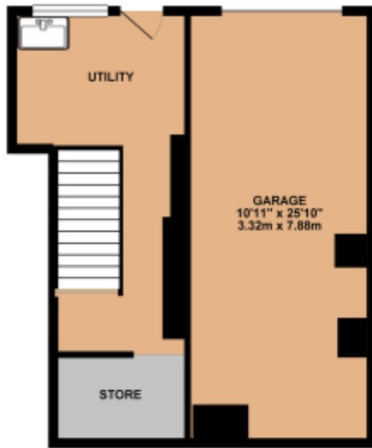
#### Garage

Double tandem garage having up and over door. Light. Consumer unit, electric meter and gas meter.

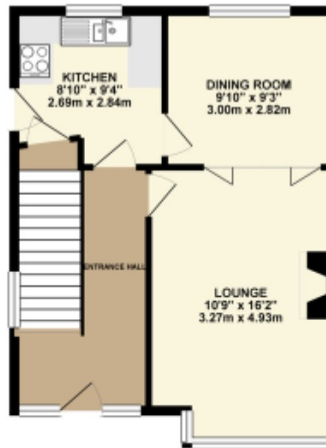


# FLOORPLAN

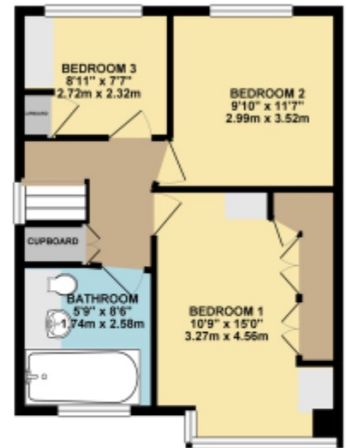
BASEMENT



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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