

FOR SALE

£220,000 Freehold



# 74 Nab Wood Road, Nab Wood, Shipley, West Yorkshire. BD18 4AG

- 3 Bedroom Semi Detached - Through Lounge/Diner
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Cavity Wall Insulation
- Driveway - Garage - Gardens
- Panoramic Views Across the Valley to the Front





## PROPERTY DESCRIPTION

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3 bedroom semi detached house, situated in the popular Nab Wood area of Shipley. Boasting panoramic views across the valley to the front. Benefiting from gas central heating with the boiler being serviced annually, UPVC double glazing, cavity wall insulation and intruder alarm.

Briefly comprises; entrance hall, through lounge/diner and kitchen to the ground floor. Two double bedrooms plus larger than average 3rd bedroom and family bathroom to the first floor. Outside, there is off road parking to the front leading to the single garage and low maintenance garden to the rear.

Internal viewing is essential to appreciate the accommodation on offer.





## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door and window to the front. Radiator, stairs to the first floor and laminate floor.

### Through Lounge/Diner

Double glazed window to the front having views across the valley. Double glazed windows to the front and rear. Radiators and television point. Electric fire set on a marble heath and having a wooden surround.

### Kitchen

Range of Maple base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine, space for tumble dryer and gas cooker point.

### First Floor

#### Landing

Double glazed window to the side and access to the loft space.

#### Bedroom 1

Double glazed window to the front with views across the valley. Radiator and built in wardrobes.

#### Bedroom 2

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

#### Bedroom 3

Double glazed window to the front with views across the valley.

### Family Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, vanity wash hand basin and low level w.c. Fully tiled walls, heated towel rail and double glazed window to the rear.

### Outside

#### Gardens

Driveway to the front leading to the garage. Pebbled area.

To the rear there is a large patio and raised decked area. Fence boundaries.

#### Garage

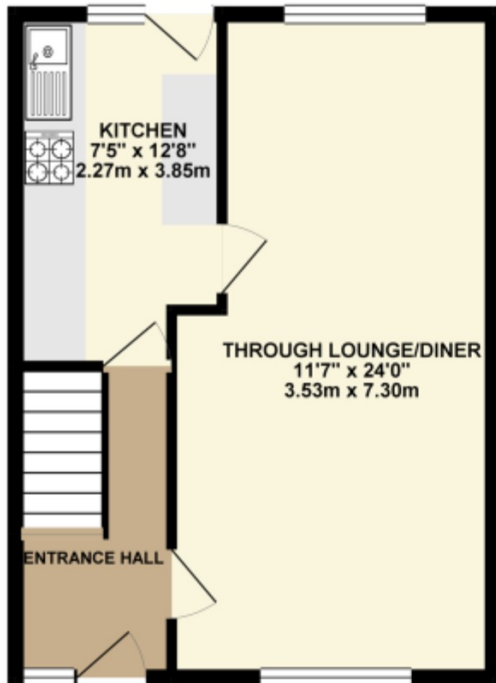
Up and over door. Power and light. Worcester gas boiler last serviced 06/09/2023.



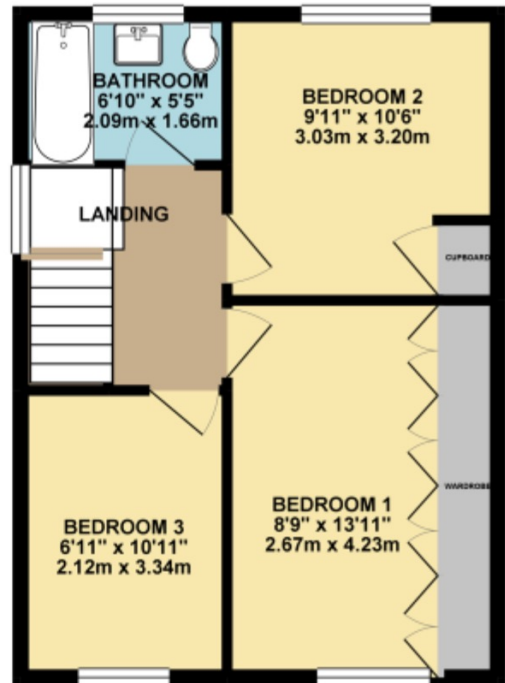
# FLOORPLAN



GROUND FLOOR 412.54 sq. ft.  
( 38.33 sq. m. )



1ST FLOOR 412.54 sq. ft.  
( 38.33 sq. m. )



TOTAL FLOOR AREA : 825.08 sq. ft. ( 76.66 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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