

REDUCED

Reduced £210,000 Freehold



78a Nab Wood Drive, ShIPLEY, West Yorkshire. BD18 4EW

- 3 bedroom Semi - 2 Reception Rooms
- Gas central Heating - UPVC Double Glazing
- New Electric Consumer Unit - Garden & Garage
- No Onward Chain



PROPERTY DESCRIPTION

Traditional three bedroom semi situated in the popular Nab Wood area of Shipley. Benefiting from gas central heating, UPVC double glazing and recently installed electric consumer unit. Briefly comprises; entrance hall, lounge, dining room and kitchen to the ground floor. Three bedrooms and family bathroom to the first. Outside, there is a block paved driveway providing ample parking, garage and garden to the rear. Offered with no onward chain. Council tax band C.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the front. Laminate floor, radiator and stairs to the first floor. Under stairs cupboard.

Lounge

Double glazed window to the front, radiator and laminate floor. Electric fire having a wooden surround.

Dining Room

Double glazed patio doors out into the rear garden. Radiator and laminate floor.

Kitchen

Range of white high gloss white base and wall units having a complementary wood effect work surface over. Stainless steel sink unit with mixer tap. Electric oven, gas hob and extractor hood. Part tiled walls, radiator and plumbing for washing machine. Double glazed window to the side and door to the rear. Walk in cupboard housing consumer unit.

First Floor

Landing

Double glazed window to the side and access to the loft space which houses the gas boiler.

Bedroom 1

Double glazed window to the front having panoramic views across the valley. Radiator. Fitted wardrobes and drawers.

Bedroom 2

Double glazed window to the rear, radiator and laminate floor.

Bedroom 3

Double glazed window to the front with views across the valley. Radiator and laminate floor.

Family Bathroom

3 piece suite comprising of corner panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and double glazed window to the rear.

Outside

Gardens

To the front, there is a paved area and block paved driveway. Stone boundaries. To the rear, there is an artificial lawn area, large paved and decked area. Fence boundaries. Outside tap.

Garage

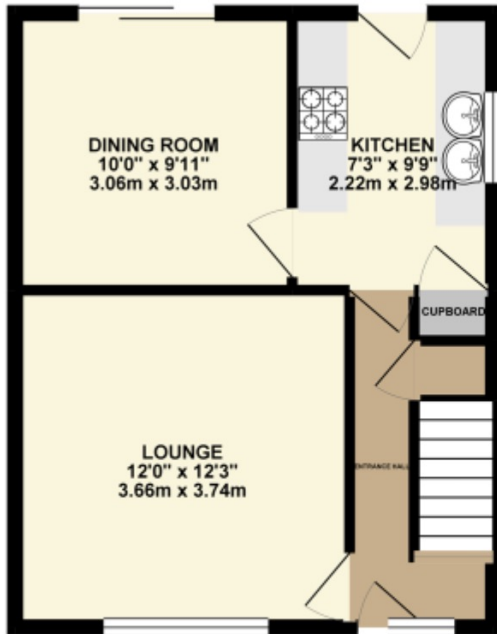
Up and over door.



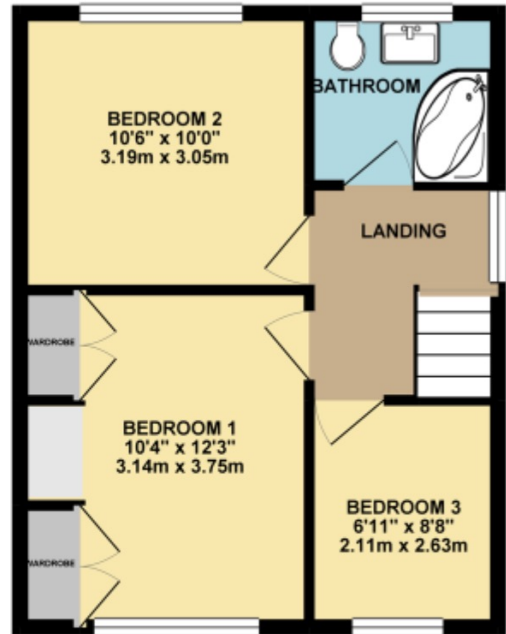
FLOORPLAN



GROUND FLOOR 384.61 sq. ft.
(35.73 sq. m.)



1ST FLOOR 384.61 sq. ft.
(35.73 sq. m.)



TOTAL FLOOR AREA : 769.22 sq. ft. (71.46 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 areas 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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