



2 West Way, Shipley, West Yorkshire BD18 4HW

- Established three bedroom semi detached property
- Gas fired central heating system and Upvc double glazing
- Pleasantly located in a cul-de-sac position
- Well stocked gardens front and rear, driveway and single detached garage
- Ideally placed for a range of localised amenities
- Offered with no upward chain - viewing essential to appreciate

£250,000 Freehold



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DESCRIPTION

Offered with no onward chain is this well appointed, established three bedroom semi detached property, located in a pleasant cul-de-sac position, within this highly sought after and convenient locality.

The accommodation provides a gas fired central heating system and briefly comprises:- Entrance hall with stairs leading to the first floor, Living room, dining room, fitted kitchen with a range of wall and base cupboards and pantry cupboard and provides access to a useful side utility porch with space and plumbing for a washer and dryer.

To the first floor are three bedrooms and, bathroom with three piece white suite, including panelled, low level w.c and wash hand wash hand basin.

Externally the property has well stocked gardens to the front and rear. A driveway to the side leads to a single detached garage with up and over door.

Situated in the highly sought after district of Nab Wood, just off Nab Lane, the property is well placed for a excellent range of amenities in nearby Saltaire, Shipley and Bingley, these include shops, cafes, restaurants, bars, well regarded schools and leisure facilities. The area also has fantastic travel links by road and rail. Train stations provides regular and direct access to larger business centres of West Yorkshire and beyond as well as the Yorkshire Dales.

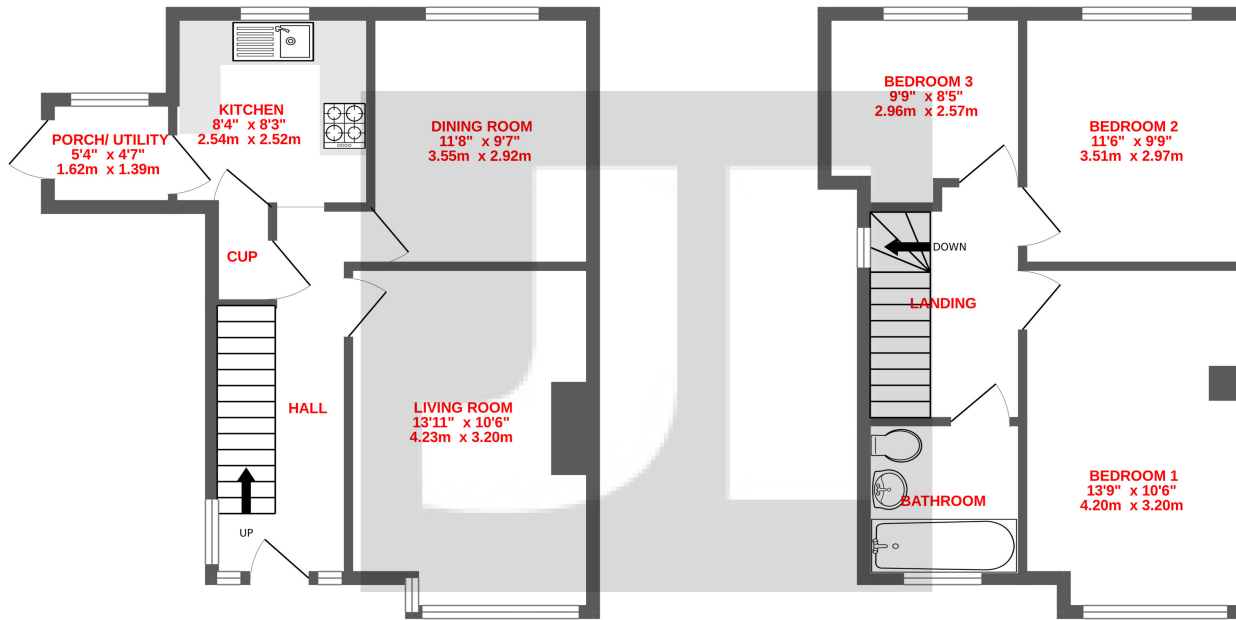
We would encourage an early enquiry and viewing appointment.





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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00