



## 35 New Close Road, Nab Wood, Shipley, West Yorkshire . BD18 4AU

- Detached 4 Bedroom Family Home in Quiet Leafy Cul-De-Sac
- Gas Central Heating - UPVC Double Glazing
- Lounge, Dining Room, Cosy Study/Snug
- Family Bathroom, Shower Room & Downstairs W.C
- Large Rear Garden with High Degree of Privacy & Woodland View
- Private Front & Rear Gardens, Patio, Decking & Summerhouse Retreat
- Driveway & Double Garage
- Extension Potential, Subject to Necessary Planning Consents
- Well Regarded Local Schools & Handy for Saltaire's Amenities inc Train Station