



15 Fern Hill Mount, Shipley, West Yorkshire BD18 4SW

- Substantial, extended five bedroom, three bathroom, two reception semi detached family home
- Well planned accommodation arranged over three floors
- Set in a corner plot at the head of the cul de sac with large south and west facing landscaped gardens
- Master bedroom with stylish en suite and walk in wardrobe
- Three bathrooms and useful utility room
- An exceptional family home worthy of further consideration
- Two sizeable reception rooms and spacious family dining kitchen
- Off road driveway parking to the fore

£475,000 Freehold



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DESCRIPTION

This exceptional family home has been imaginatively extended to now provide three floors and impressive and spacious accommodation including five double bedrooms, two reception rooms and three bathrooms.

Pleasantly situated in a sizeable corner plot at the head of Fern Hill Mount, the property is located in this much sought after residential district, being well placed for excellent local amenities, schools and transport links in nearby Saltaire and Shipley.

The property is fitted with gas fired central heating and uPVC double glazing and in brief comprises: Tiled entrance hall with stairs leading to the first floor accommodation, living room with feature bay window, spacious 5.6 metre family dining kitchen with large utility room off, further lounge which has double opening doors leading to the adjoining southerly facing patio garden.

At first floor levels there is a landing with stairs leading to the second floor, an impressive master bedroom suite with comprising generously sized bedroom, high quality en suite with feature tiling and a four piece suite comprising bath, shower, basin and low suite w.c, there are two further double bedrooms and separate shower room / wc located on this level.

To the second floor there is a spacious landing area, two very large double bedrooms (which are large enough to split into further rooms if required) and a further shower room / wc.

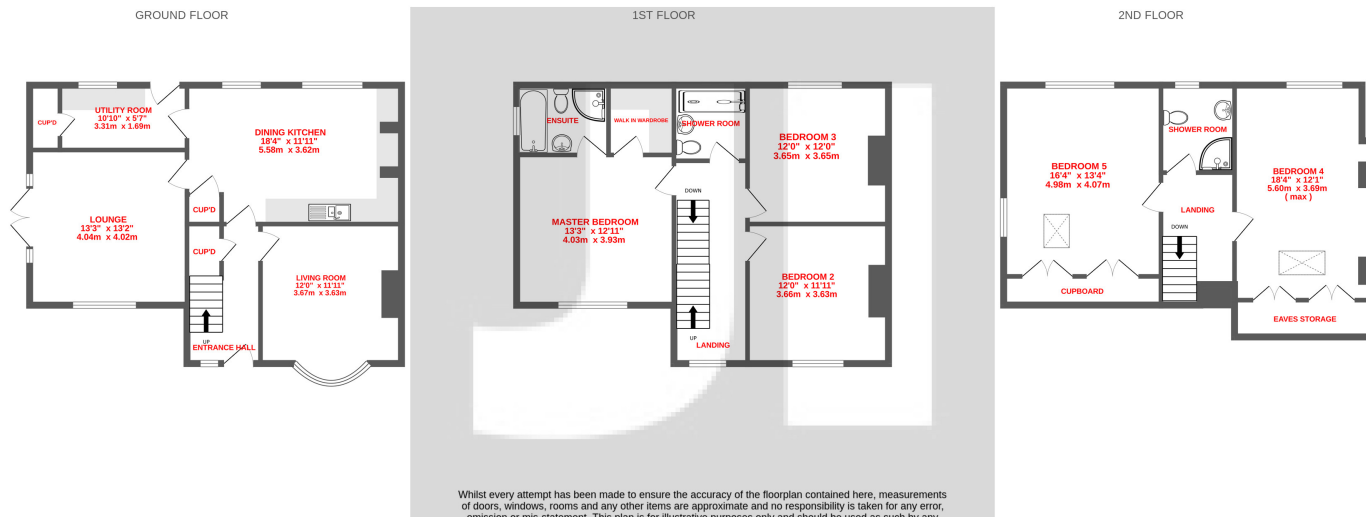
Externally the property stands in a sizeable corner plot with a large South and West facing private landscaped gardens comprising of patio areas, paved walkways and lawns with many well established shrubs, hedging and plants.

The property offers a newly laid tarmac driveway to the fore.

This is a very unique and spacious family home that can only be fully revealed by an viewing inspection, which comes highly recommended.







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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