

FOR SALE

£340,000 Freehold



## 64 Glenview Road, Shipley, West Yorkshire. BD18 4AH

- 3 Double Bedroom Semi Detached
- Lounge - Dining Room - Conservatory
- Breakfast Kitchen - Downstairs W.C
- Gas Central Heating - UPVC Double Glazing
- Gardens, Drive & Garage
- No Onward Chain
- Prime Location in Nab Wood



## PROPERTY DESCRIPTION

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Well presented semi detached situated in a prime location in Nab Wood, Shipley. Benefiting from gas central heating and UPVC double glazing. The property boasts a wealth of character and charm. Offering good sized family accommodation throughout and briefly comprises; entrance hall, downstairs w.c, spacious lounge, dining room, breakfast kitchen and conservatory to the ground floor. Three double bedrooms and modern family bathroom to the first. Outside, there is a driveway which leads to the single garage and good sized gardens. Offered with no onward Seller chain. Internal viewing is essential to appreciate. Council tax band D



## ROOM DESCRIPTIONS

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### Entrance Hall

Entrance door to the front, radiator and laminate floor. Stairs to the first floor.

### Downstairs W.C

White low level w.c. Double glazed window to the side. Electric meter and consumer unit.

### Lounge

UPVC double glazed bay window to the front. Television point and coved ceiling. Fireplace having a marble hearth, wooden surround and has both a gas and electric point for a fire. Wall light points. Doors opening into the conservatory.

### Conservatory

UPVC double glazed windows to the rear and double doors out into the garden. Tiled floor and radiator.

### Dining Room

UPVC double glazed window to the side, radiator and laminate floor. Coved ceiling and delph rack.

### Breakfast Kitchen

Range of cream base and wall units having a wood effect work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Integral dishwasher and plumbing for washing machine. 5 burner gas hob with extractor hood over. Double electric oven. Radiator, part tiled walls and under cupboard lights. Double glazed windows to side and rear. Double glazed door out into the garden.

### First Floor

#### Landing

Access to the loft space. Large UPVC feature stained glass picture window. Radiator.

#### Double Bedroom 1

UPVC double glazed bay window to the front having panoramic views across the valley. Coved ceiling, and radiator. Wardrobes included.

#### Double Bedroom 2

UPVC double glazed window to the rear and radiator.

#### Double Bedroom 3

UPVC double glazed window to the rear and radiator. Built in cupboard housing Worcester gas boiler (Boiler serviced annually) and hot water cylinder. Walk in cupboard. Wardrobe included.

#### Family Bathroom

3 piece suite in white comprising of 'P' shaped bath having an electric shower over, sink and back to wall pan w.c set within a vanity unit. Radiator, extractor fan and down lighters. Double glazed windows to the side.

### Outside

#### Gardens

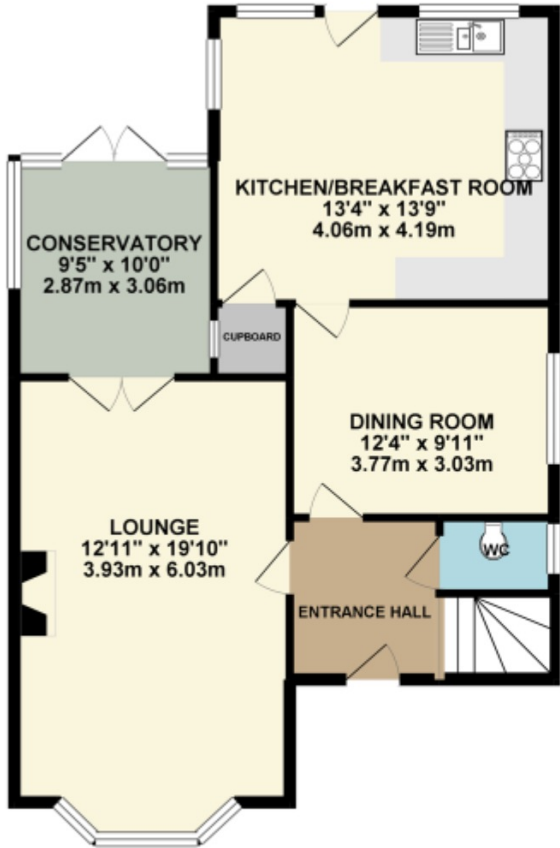
Lawned area having, flower, tree and shrub borders. Driveway leading to the single garage. The rear garden is mainly laid to lawn having mature planting of flower, trees and shrub borders. Pond, shed and fence boundaries.



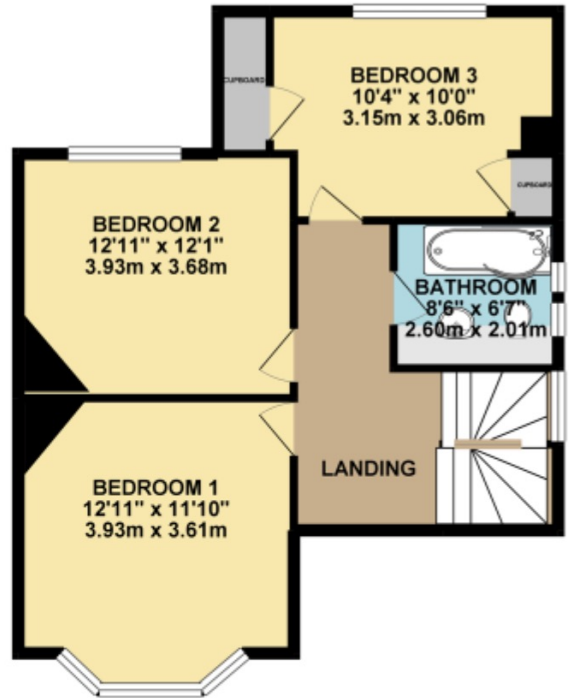
# FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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