

FOR SALE

£250,000 Freehold



6 Nab Wood Rise, Nab Wood, Shipley, West Yorkshire. BD18 4JA

- 3 Bedroom Semi - 2 Reception Rooms
- Gas Central Heating - UPVC Double Glazing
- Driveway - Gardens
- Cul-de- Sac Position



PROPERTY DESCRIPTION

Three bedroom semi detached, occupying a cul-de-sac position in the well regarded Nab Wood area of Shipley. The property has gas central heating and UPVC double glazing.

Briefly comprises; entrance hall, two reception rooms and kitchen to the ground floor. Three bedrooms and family bathroom to the first floor. Outside, there is off road parking to the front and enclosed garden to the rear.

Council tax band C.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 6 mbps, Superfast 54 mbps & Ultrafast 1800. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and windows to the front. Part glazed door to the side. Stairs to the first floor and radiator. Under stairs cupboard.

Lounge

Double glazed bay window to the front, radiator and coved ceiling. Opening into ..

Dining Room

Double glazed double doors out into the rear garden. Radiator and coved ceiling.

Kitchen

Range of base and wall units having a complementary work surface over. Electric oven, gas hob with extractor hood over. Double glazed window to the rear, part tiled walls and radiator.

Landing

Bedroom 1

Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2

Double glazed window to the front and radiator.

Bedroom 3

Double glazed window to the front, radiator and access to the loft space.

Bathroom

3 piece suite in white comprising of 'P' shaped bath with mixer shower over, vanity sink unit and low level w.c. Fully tiled walls, tiled floor and radiator. Double glazed window to the rear, down lighters and radiator.

Outside

Gardens

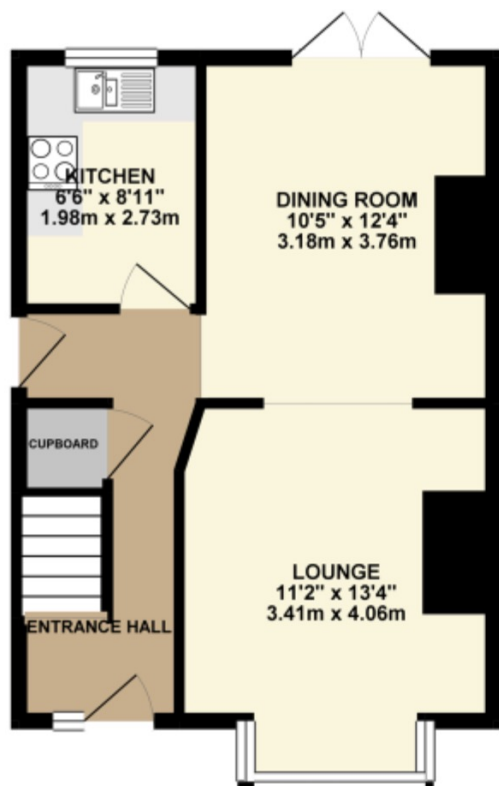
Pebbled driveway and further pebbled front garden. Hedge and stone boundaries.

Enclosed rear garden with paved area and steps down to artificial lawn. Garden shed. Hedge boundaries.

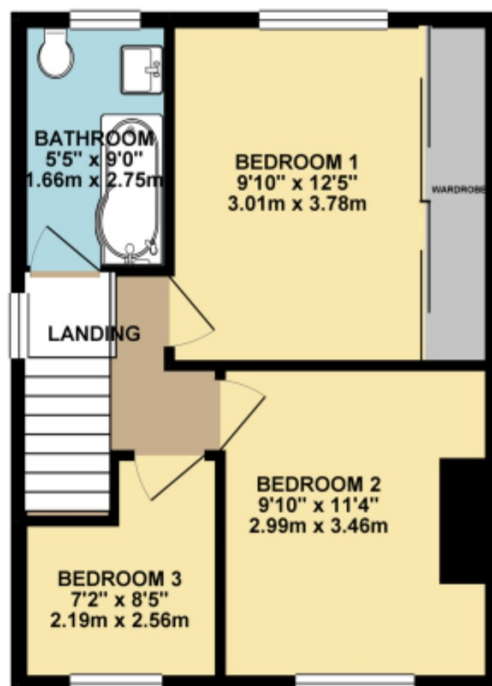


FLOORPLAN

GROUND FLOOR 413.89 sq. ft.
(38.45 sq. m.)



1ST FLOOR 400.05 sq. ft.
(37.17 sq. m.)



TOTAL FLOOR AREA : 813.93 sq. ft. (75.62 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 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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