

FOR SALE

£189,950 Freehold



4 Poplar Grove, Shipley, West Yorkshire. BD18 2HN

- Refurbished 3 Bedroom Semi
- Extended to the Ground Floor
- Gas Central Heating, New Boiler Nov 2024 - UPVC Double Glazing
- Lounge - Kitchen - Utility Room - Dining Room/Home Office
- Gardens Front & Rear - Tarmac Driveway
- Internal Viewing Essential to Appreciate



PROPERTY DESCRIPTION

Well presented semi detached, situated in a popular area of Shipley. The property has been extensively refurbished and extended by the present owners. Benefiting from gas central heating having a new boiler installed November 2024, UPVC double glazing, modern kitchen and bathroom.

Briefly comprises; entrance, lounge with bay window, kitchen, utility room and dining room/home office to the ground floor. Three bedrooms and bathroom to the first floor. Outside, there are gardens to the front and rear with tarmac driveway to the side.

Internal viewing is essential to appreciate the ready to move into accommodation on offer. Council tax band B. Ideal for First Time Buyers.

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 13 mbps, Superfast 267 & Ultrafast 1800mbps. 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

Double glazed entrance door and windows to the front. Radiator and stairs to the first floor.

Lounge

Double glazed bay window to the front, radiator and laminate floor. Electric stove effect fire having a wooden surround.

Kitchen

Range of navy blue shaker style base and wall units having a complementary wood effect work surface over. Sink with mixer tap. 5 burner gas hob, electric oven and combination grill/microwave. Built in slimline dishwasher. Space for American fridge freezer. Double glazed window to the side. Utility area having navy blue shaker style units. Plumbing for washing machine, space for dryer. Gas boiler. Laminate floor and double glazed door to the side.

Dining Room/Home Office

Flexible space that could have a variety of uses. Double glazed double doors out into the garden. Feature radiator and laminate floor.

First Floor

Landing

Double glazed window to the side and access to the loft space.

Bedroom 1

Double glazed window to the rear and radiator.

Bedroom 2

Double glazed window to the rear and radiator.

Bedroom 3

Double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having a hand held mixer shower and electric shower over, vanity sink unit and low level w.c. Heated towel rail and double glazed window to the rear.

Outside

Gardens

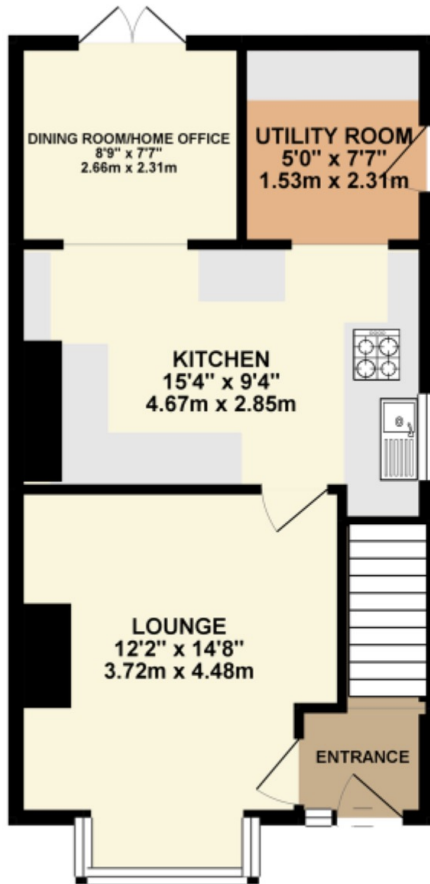
Tarmac driveway to the side and lawned area to the front.

Enclosed rear garden having artificial lawn and patio area. Outside tap and power point. Fence boundaries and raised planter. Shed

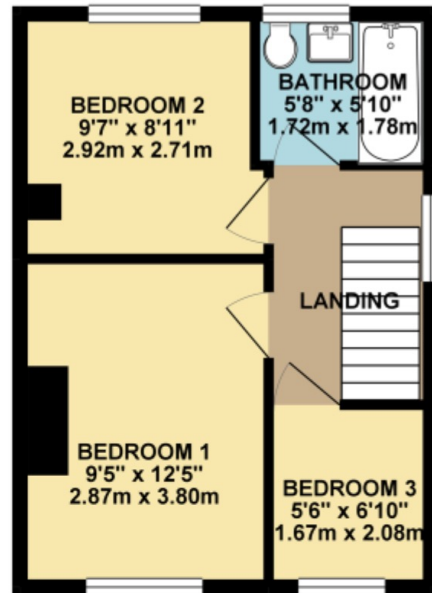


FLOORPLAN

GROUND FLOOR 472.13 sq. ft.
(43.86 sq. m.)



1ST FLOOR 338.68 sq. ft.
(31.46 sq. m.)



TOTAL FLOOR AREA : 810.81 sq. ft. (75.33 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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