



### 30 South Edge, Shipley, West Yorkshire BD18 4RA

- Stunning three bedroom detached home standing in a sizeable corner plot
- Large southerly facing rear garden, driveway and garage
- Ground floor w.c. and impressive family bathroom with four piece suite
- Two reception rooms, impressive kitchen and useful conservatory / utility space
- Excellent scope for extension, subject to necessary planning approvals
- Gas fired central heating and uPVC double glazing
- Much sought after and accessible location close to schools, Saltaire centre and many other amenities

**£375,000 Freehold**



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### DESCRIPTION

This stunning detached family home has been much improved by the present owners and provides stylish three bedroom, two reception accommodation in this highly sought after location within close proximity to both Saltaire & Shipley centres, local schools and rail links.

Standing in a large plot the property offers excellent potential for extension, subject to the necessary planning consents.

A home that will appeal to those looking for 'ready to move into' accommodation including three good sized bedrooms, superb four piece family bathroom, downstairs w.c., generous sized gardens, garage and double width driveway.

The property is fitted with uPVC double glazing, gas fired central heating system, is superbly presented throughout with a fantastic range of modern fixtures and fittings and neutral decor.

The well proportioned accommodation in brief comprises: Entrance porch, entrance hall, ground floor w.c, spacious living room with bay window, separate dining room and stylish fitted kitchen with integrated appliances and a further conservatory / utility space located to the side that provides access to the gardens.

At first floor level there are three good sized bedrooms together with the family bathroom / wc which is a particularly attractive feature and includes a walk in glazed shower, bath, basin and matching w.c, with complimentary floor and wall tiles.

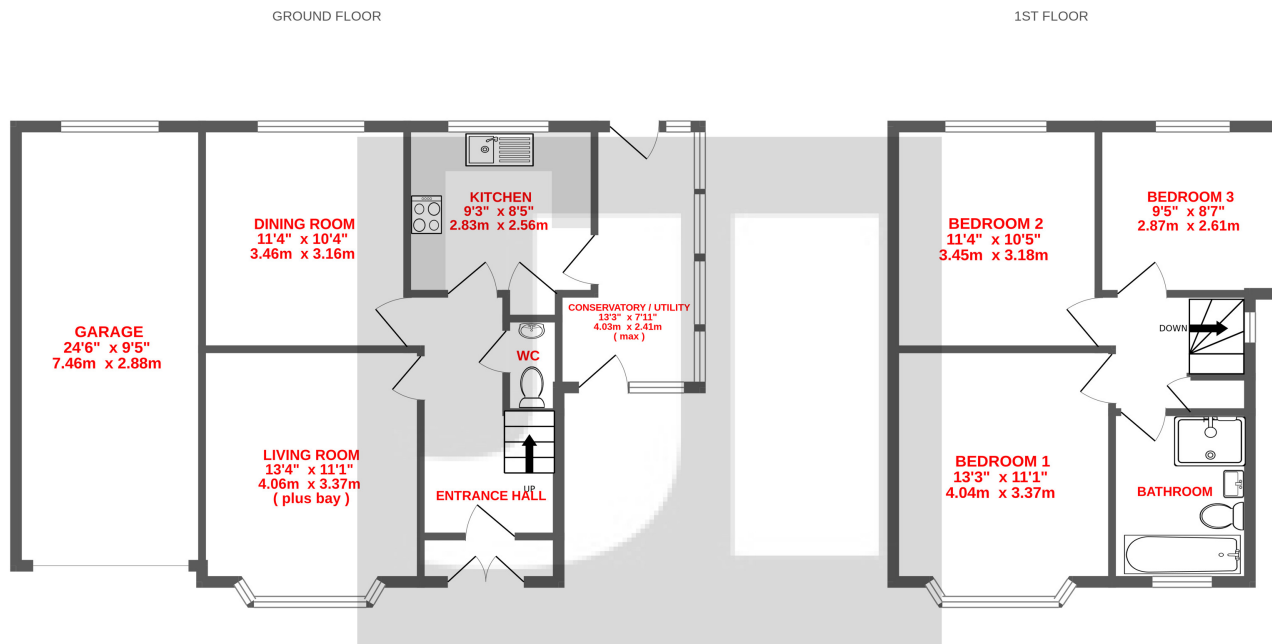
Externally there is a large established southerly facing rear garden featuring lawn, seating areas and planting borders. The property enjoys gardens to three sides with further lawned areas to both the front and side.

A double width driveway leading to an attached sizeable garage complete this attractive package.

Viewings are absolutely essential to fully appreciate what this property has to offer.

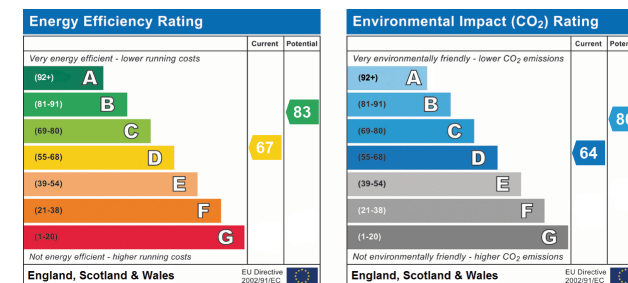






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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