



## 25 Calderwood Close, Shipley, West Yorkshire BD18 1PZ

- Substantial three storey detached family home
- Gardens, driveway and single garage
- Six bedrooms, two en suite.
- Sought after cul de sac location on this desirable modern estate
- Excellent ground floor living accommodation including spacious conservatory
- Offered for sale with no onward chain

Guide Price £385,000 Freehold



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## DESCRIPTION

JL Estates are delighted to offer for sale this extended, three storey, six bedroom detached family home pleasantly situated in this quiet cul de sac location on this popular and much sought after estate. The property requires general cosmetic improvement and is fitted with a gas fired heating system, uPVC double glazing and in brief comprises: Entrance hallway, cloaks w.c, snug / play room, spacious living room, dining room, conservatory, breakfast kitchen and utility room to the ground floor. At first floor level there are four bedrooms the two larger bedrooms offer en-suite facilities and there is an additional family bathroom. At second floor level there are two further double bedrooms together with a shared w.c located off off the landing.

This is a substantial family property that offers an excellent degree of flexibility, superb ground floor living accommodation, six good sized bedrooms, three bathrooms and two w.c's.

Externally the property has a fore garden with artificial grass, a tarmacadam driveway leads to a semi detached garage with up and over door, there is a further enclosed garden space located to the rear.

Wrose provides a superb base for access to many local amenities and popular schools. Nearby Shipley provides a much broader range of amenities, shopping and leisure facilities and transport links including Shipley Railway Station which provides direct links to Leeds & Bradford.

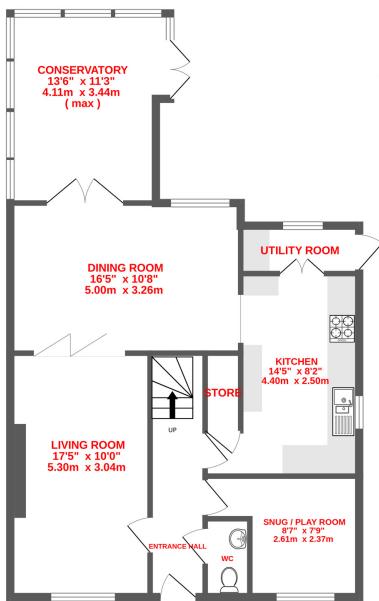
The property does require some upgrading as reflected in the competitive asking price - viewings are recommended and the property is available to purchase with 'no onward chain'.

Please note there is a development charge

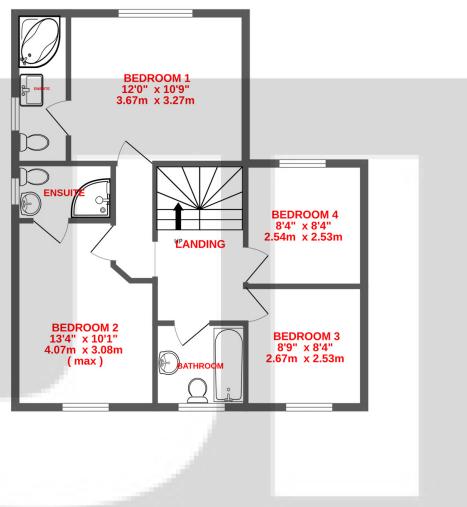




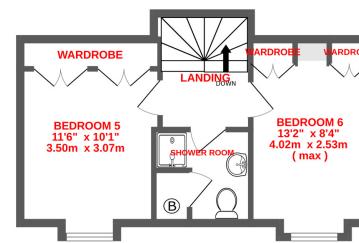
GROUND FLOOR



1ST FLOOR



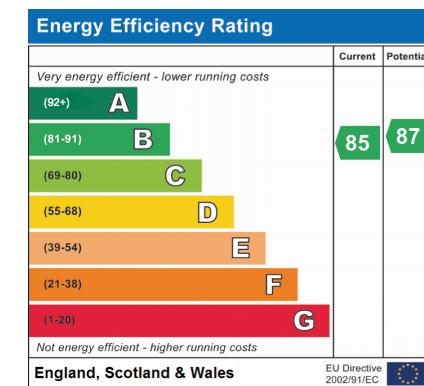
2ND FLOOR



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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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.

## Do you have a property to sell or let?

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#### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00