

FOR SALE

£249,950 Freehold



76 Nab Wood Crescent, ShIPLEY, West Yorkshire. BD18 4HY

- 3 Bedroom Semi Detached - 2 Reception Rooms
- Gas Central Heating - New Boiler October 2024 with 10 Year Warranty
- UPVC Double Glazing - Intruder Alarm
- Modern Kitchen & Bathroom
- Hardstanding for Vehicle - Larger than Average Rear Garden
- No Seller Chain - Well Regarded Area



PROPERTY DESCRIPTION

Well presented 1930's semi detached house situated in a well regarded area in Nab Wood, located just off Nab Lane. The property has been updated over recent years and benefits from intruder alarm, gas central heating having had a new boiler October '24 and has a 10 Year Warranty, UPVC double glazing and modern kitchen installed 2020.

Briefly comprises, entrance porch, entrance hall, two spacious reception rooms and kitchen to the ground floor. Three bedrooms and bathroom to the first. Outside, there is a tiered garden to the front, hard standing for a vehicle to the side and beautiful larger than average garden to the rear.

Offered for sale with no Seller chain, therefore a quick completion can be achieved if necessary. 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 7 mbps, Superfast 56 & Ultrafast 1800 mbps. 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

Porch

Double glazed windows and double doors to the front. Tiled floor and courtesy light.

Entrance Hall

Entrance door and original stained glass window to the front. Stairs to the first floor. Under stairs cupboard housing Vokera gas boiler (installed October '24). Radiator.

Reception Room 1

Double glazed bay window to the front with feature stained glass. Radiator and television point. Wall light points and coved ceiling.

Reception Room 2

Double glazed double doors out into the rear garden. Wooden floor, coved ceiling and delph rack. Radiator.

Kitchen

Wren kitchen installed 2020. Range of white high gloss base and wall units having a complementary wood effect work surface over. Electric oven, electric hob and chimney style extractor hood over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Double glazed window to the rear and double glazed door to the side. Laminate floor.

Utility cupboard having plumbing for washing machine, electric meter and consumer unit. Double glazed window to the side.

First Floor

Landing

Double glazed window to the side having the original stained glass encapsulated within.

Bedroom 1

Double glazed window to the rear, radiator and feature cast iron fireplace.

Bedroom 2

Double glazed window to the front with feature stained glass. Cast iron feature fireplace. Built in wardrobes and radiator.

Bedroom 3

Double glazed window to the front with feature stained glass. Radiator, fitted shelves and access to the loft space.

Bathroom

3 piece suite in white comprising of panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Double glazed window to the rear, part tiled walls, laminate floor and chrome heated towel rail. Built in cupboard.

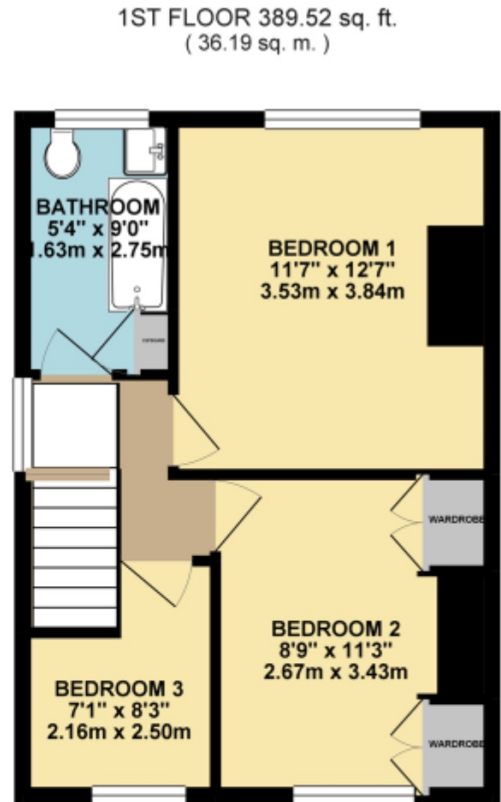
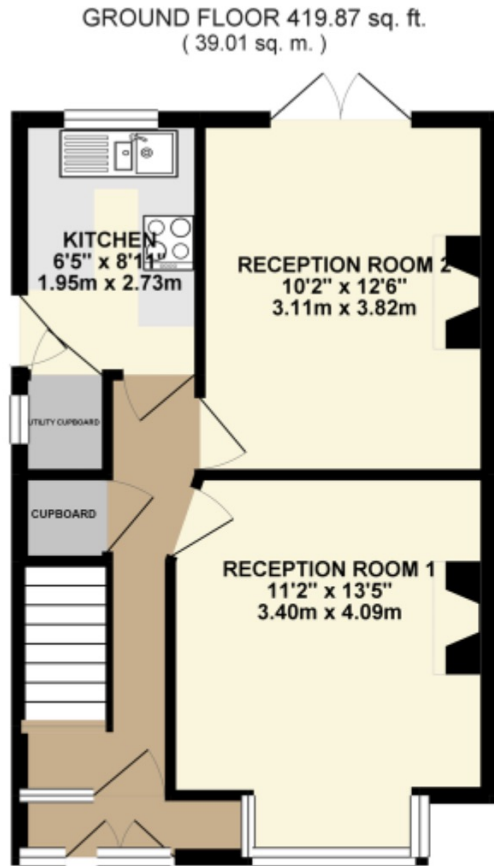
Outside

Gardens

Tiered garden to the front with gated access. Hard standing to the side for one vehicle. Garden shed. Good sized garden to the rear having a sunny patio area and lawned garden. Mature planting of trees, shrubs and flowers. Wooden archway through into a wooded area where there is a paved area and greenhouse.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 809.38 sq. ft. (75.19 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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