



## Woodend Crescent, Shipley, BD18 2BS

**Asking Price £189,950**

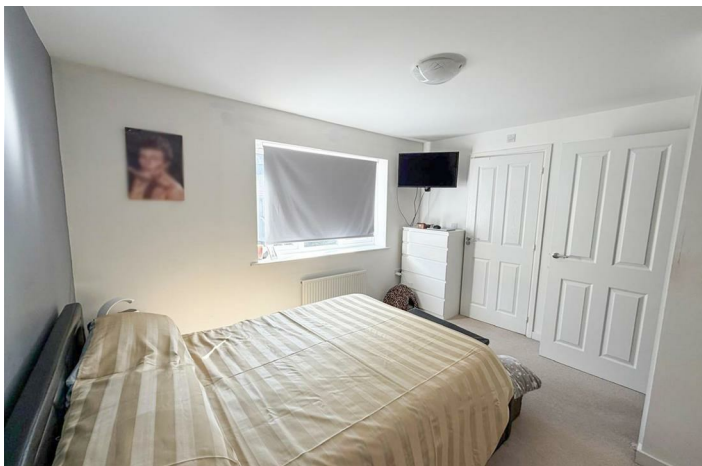
- SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- IDEAL FOR A FTB
- DOUBLE GLAZING
- THREE BEDROOMS
- LARGE GARDEN TO REAR
- POPULAR LOCATION
- GAS CENTRAL HEATING

# Woodend Crescent, Shipley BD18 2BS

A fantastic opportunity to acquire this well-presented, three-bedroom semi-detached family home situated on the outskirts of Shipley. The property offers a range of desirable features including off-road parking, a generous rear garden, a contemporary kitchen and excellent storage throughout. Early viewing is highly recommended to fully appreciate what this home has to offer.



Council Tax Band: B



## PROPERTY DETAILS

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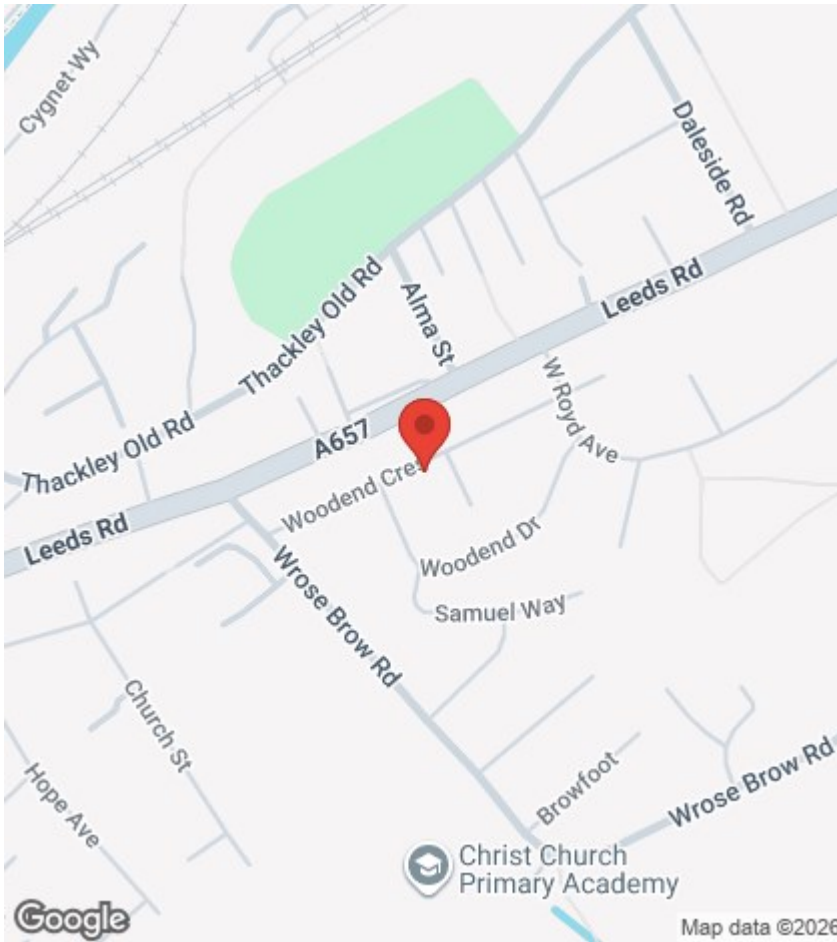
The accommodation begins with a welcoming and spacious entrance hall featuring wooden flooring. The lounge is a good-sized and comfortable living space with carpet flooring, useful under-stairs storage and double doors that open out onto the rear garden, allowing plenty of natural light into the room.

The kitchen is fitted with a stylish range of modern grey units providing ample storage and worktop space. It includes an electric oven, hob and extractor hood, along with a tiled splashback and wooden flooring. The sink is a grey silvery granite composite bowl with a mixer tap and flexible spray attachment. There is also plenty of room for a dining table, making it an ideal space for both everyday living and entertaining. A convenient downstairs W.C. is also located on this floor.

To the first floor, the landing provides access to a useful storage cupboard and a fully boarded loft with power and lighting. There are pull down ladders for convenient access making the space ideal for extra storage. The principal bedroom is a spacious double room with a window overlooking the rear garden, along with access to a modern en-suite shower room. The second bedroom is another well-proportioned double, while the third bedroom is a comfortable single room. The family bathroom is fitted with a modern suite comprising a bath with shower over, W.C. and wash basin with vanity unit and mirror.

Externally, the property benefits from a lawned area to the front with a paved pathway leading to the entrance. To the side there is a driveway providing off-road parking for two vehicles. The rear garden features a lawned area along with a raised seating space, ideal for relaxing or entertaining family and friends.

The property is located in this convenient residential area on Leeds Road, Shipley, which is well placed for a wide range of local amenities including shops, supermarkets and schools for all ages. Shipley Railway Station is nearby, providing excellent transport links to Leeds and Bradford city centres and the nearby Thackley Woods and nature reserve offer attractive green space for walks and outdoor activities.



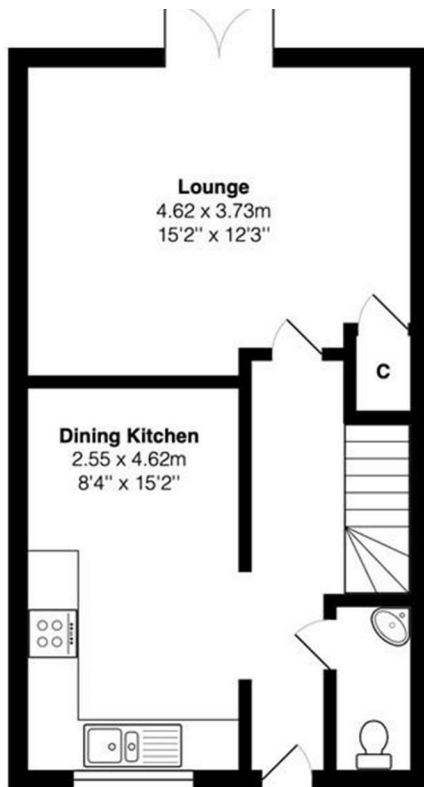
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

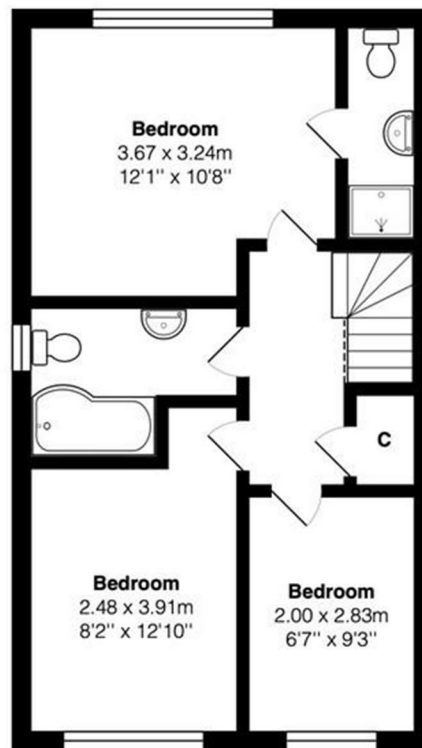
## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 89        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



Ground Floor



First Floor

Total Area: 78.8 m<sup>2</sup> ... 848 ft<sup>2</sup>

All measurements are approximate and for display purposes only