



Cygnets Way, Shipley

- Modern Semi Detached
- 3 Bedrooms
- Superbly Presented

- Planned Over 3 Floors
- En-Suite to Master
- Canalside Views

Price £265,000

Tenure: Freehold

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Cygnet Way, Shipley

DESCRIPTION

Hunters Estate Agents are pleased to bring to the market this superbly presented 3 bedroom semi detached property. This modern property offers spacious accommodation which would be ideal for young and growing families. The property overlooks the Leeds Liverpool Canal offering stunning canal side views. Internally the property briefly comprises entrance hallway, kitchen, lounge with bi-folding doors giving access to the rear garden, downstairs w/c, first floor landing, two first floor bedrooms, house bathroom and overall second floor master bedroom with en-suite. Externally there is a front gardens and low maintenance rear enclosed garden with canal side views. The property is well positioned for local amenities with Shipley Centre a short distance away along with Shipley Train Station giving convenient access to Leeds City Centre and the wider rail network. There is a maintenance charge of £120 a year.



Council Tax: C

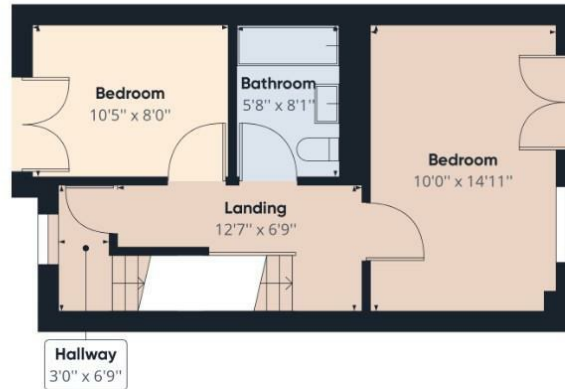
ENERGY PERFORMANCE CERTIFICATE

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		94	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1081.17 ft²

Reduced headroom

4.23 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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