



West Royd Road, , Shipley, BD18 2PG

- Stunning Views
- Superbly Presented
- 2 Bathrooms
- 4 Bedrooms
- Fantastic Garden with Summer House

Price £200,000



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DESCRIPTION

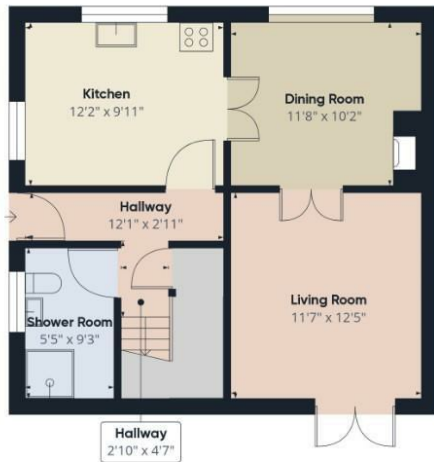
** COUNCIL TAX BAND A **

Positioned in a highly popular residential area, this well-presented home offers stunning views toward Baildon and beyond. Featuring four bedrooms, a ground floor shower room, and a first-floor bathroom, the property falls under Council Tax Band A. The loft is partially boarded for additional storage. Internally, the property briefly comprises an entrance hallway, understairs storage, downstairs shower room, lounge, dining room, kitchen, first-floor landing, four bedrooms, and house bathroom.

Conveniently located, the home benefits from excellent local amenities, bus routes within a short walk, and Shipley Train Station just a few minutes' drive away. The rear garden is beautifully maintained with paved seating areas, a lawned garden, fruit trees, flowers, and shrubs. Additionally, there is a greenhouse, garden shed, and a summer house. This property must be viewed to fully appreciate the size of the accommodation and the breath-taking views it offers.







Floor 0



Floor 1

Approximate total area⁽¹⁾
1041.4 ft²

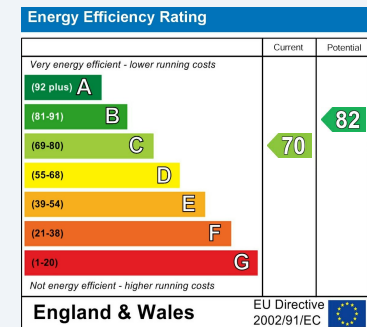
(1) Excluding balconies and terraces

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

GIRAFFE360

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact shipley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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