



**Kendall Avenue, Shipley**

**Price £575,000**



# Kendall Avenue, Shipley

## DESCRIPTION

Looking for a stunning family home in the desirable area of Nab Wood, with easy access to Saltaire village and excellent transport links? Look no further than this beautiful 4 bedroom property!

Set in a prime location, this property offers everything you could ask for in a family home. Boasting generously proportioned living spaces, this home is larger than an average family home, giving you and your loved ones plenty of room to relax and entertain. The property has been superbly presented and maintained to an exceptional standard, ensuring a high quality of living for the lucky new owners.

With its driveway, garage, and enclosed gardens, this property offers ample space for parking, storage, and outdoor activities. The excellent transport links make it a convenient choice for commuters, ensuring you can easily access all the amenities that the surrounding area has to offer.

An internal viewing of this property is essential to fully appreciate the size and quality of accommodation on offer. Don't miss out on this fantastic opportunity to own a beautiful family home in one of the most sought-after areas in the region. Contact us today to arrange a viewing!

- Substantial Family Home
- 5 Bedrooms
- Excellent Transport Links
- Popular Location
- Not To Be Missed
- Superbly Presented







Approximate total area<sup>(1)</sup>

2114.66 ft<sup>2</sup>

Reduced headroom

41.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

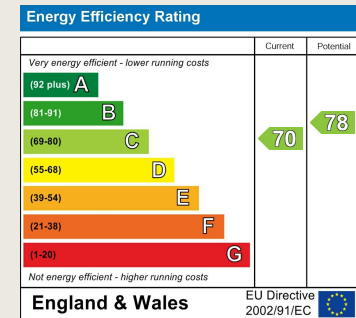
Reduced headroom (below 1.5m/4.92ft)

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

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.

01274 594040

7-9 Briggate, Shipley, BD17 7BP

shipley@hunters.com