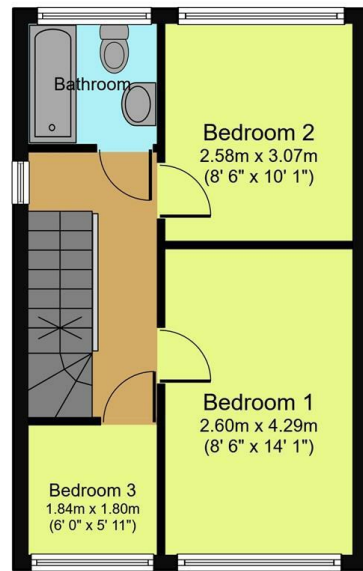
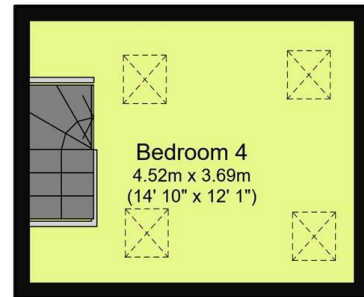


Ground Floor



First Floor



Second Floor

Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

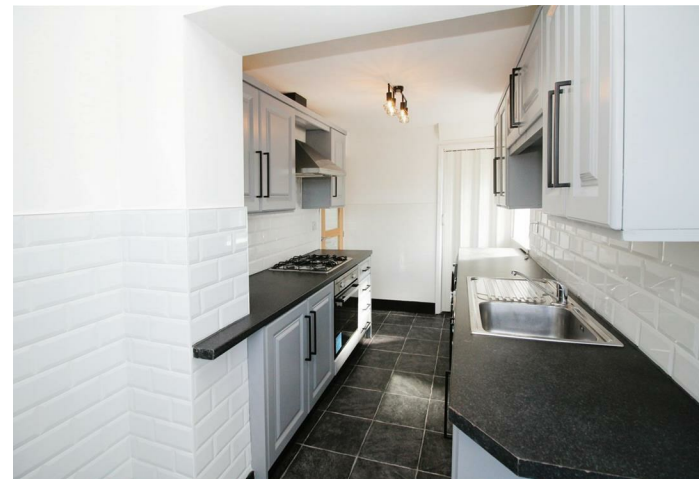
Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com



Directions

see mapping



Ridgeway, Shipley, BD18 1PJ
Offers In The Region Of £230,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Ridgeway, Shipley, BD18 1PJ



**** 4 BEDROOMS ** IMMACULATE **
EXTENDED ** PLENTY OF ROOM TO EXTEND
FURTHER (subject to pp) ** RENOVATED **
INCREDIBLE VIEWS ** AMPLE PARKING **
LARGE GARDEN ** NO ONWARD CHAIN ****

This is a newly decorated and renovated 4 bedroom semi-detached property, sitting on an enviable plot with ample space to extend (subject to pp). The property also benefits from a large rear garden, as well as some incredible views over the valley.

The property briefly comprises:- Access is through a uPVC door into the entrance hallway from where you can access the reception rooms. The living room has a lovely picture window allowing an abundance of natural light to flow. There is an inset, living flame gas fire, wall and ceiling lighting, neutral decor and finished with carpet flooring. Archway leads to the second reception room which has patio doors, neutral decor and finished with laminate flooring. Doorway leads to the kitchen.

The kitchen, which has been extended, is fitted with a range of wall and base units in light grey with contrasting dark grey work tops and

complementary white "metro" style splash back tiling. There is an integral oven, gas hob with extractor over, ss sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and fridge/freezer, a Upvc exit door & is finished with cushion flooring.

On the first floor you will find 3 bedrooms and the family bathroom. All of the bedrooms offer neutral decor and modern grey carpeting.

The bathroom comprises:- 3 piece suite in white including panelled bath with shower over, pedestal sink and push button WC. There is a chrome ladder towel rail, stylish wall decor and is finished with fully tiled walls and floor.

Stairs lead to the second floor where there is a double bedroom with Velux windows and eves storage.

Outside to the front there is a tarmac driveway, with timber gates leading to the rear parking area and garden providing additional parking, lawn, shed, patio and raised decking area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is an immaculate, 4 bedroom semi-detached property with incredible views and a large garden & driveway - so plenty of room to extend (subject to pp).

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold