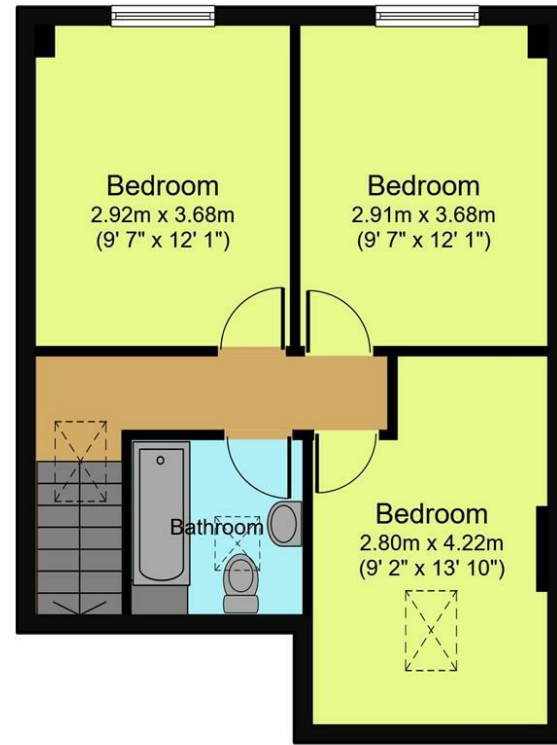


Ground Floor



First Floor

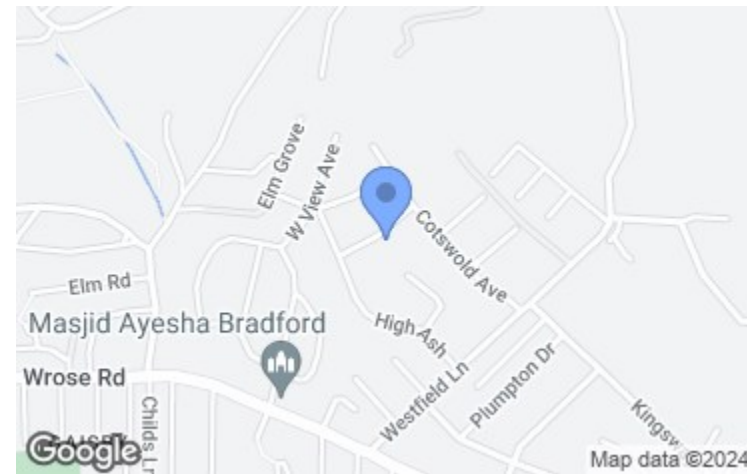
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.



Spring Hill, Shipley, BD18 1ND
Offers Over £260,000

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.



Spring Hill, Shipley, BD18 1ND



**** WOW! WOW! WOW! A STUNNING HOME! ****
3/4 BEDROOMS ** DOUBLE REAR DORMA **
1/2 RECEPTION ROOMS ** ITALIAN DESIGNER
KITCHEN/DINER ** TOTALLY RE-DESIGNED &
RENOVATED ** LUXURY BATHROOM **
STYLISH LIGHTING ** RESIN DRIVEWAY **
NO ONWARD CHAIN ** GUEST WC ** Situated in a popular residential location off Westfield Lane close to local amenities, reputable schools as well as being close to good transport links.

New uPVC door opens into entrance hall, having grey laminate floor, oak & smoked glass balustrade, under stairs storage, modern grey tower radiator, access to cloakroom with low flush WC, wash hand basin & full gloss tiling.

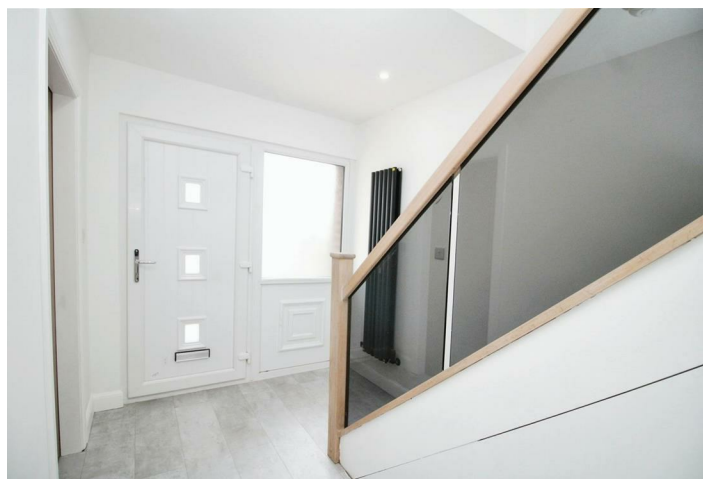
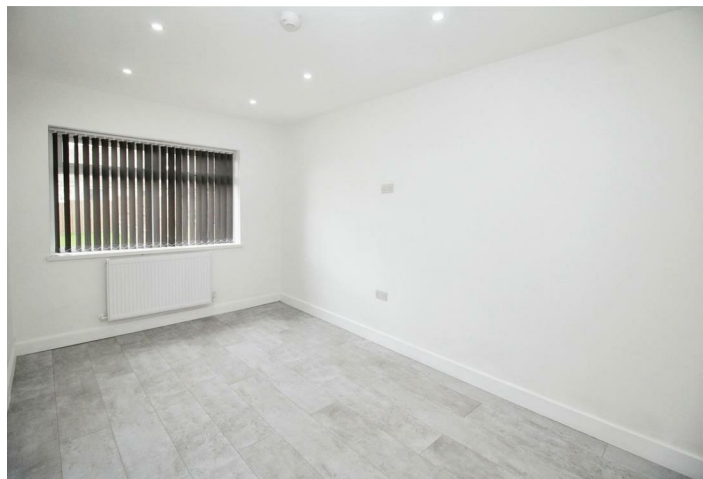
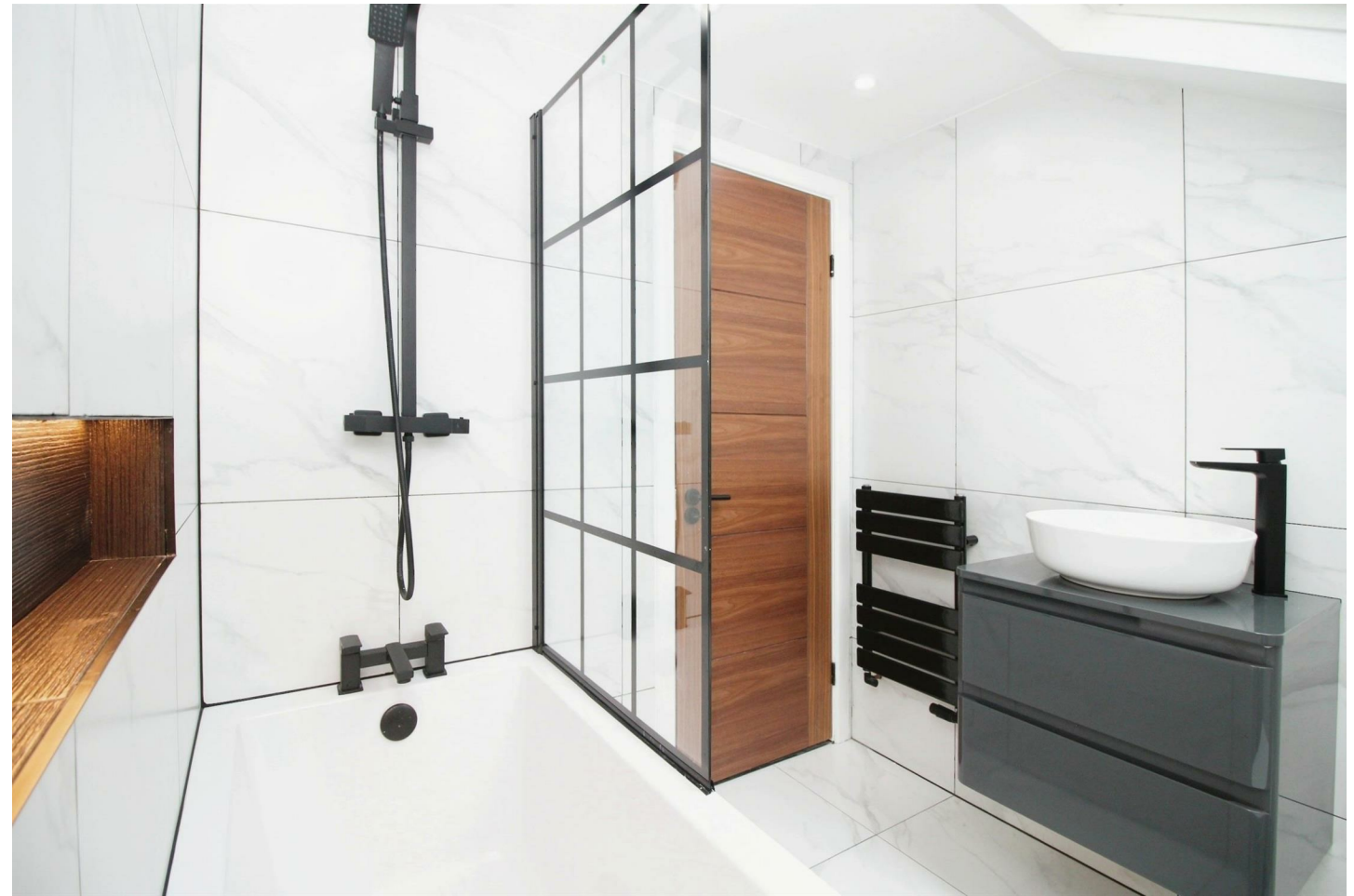
Contemporary Italian designer kitchen/diner with a range of gloss white/Oak units with square edge composite worktops with inset S/Steel sink & marble effect metro tiled splashbacks, Integrated oven & microwave, induction hob & extraction hood. Concealed space for fridge/freezer & washing machine. Finished with laminate flooring, recessed lights, vertical radiator and Bi-Fold doors opening onto rear garden.

The spacious lounge with light modern décor, contemporary Oak acoustic wood wall panelling, gloss white floating entertainment unit with media wall above, laminate flooring, picture window with vertical blinds, recessed decorative ceiling with LED down/up lighting. The second reception room/bedroom 4 has light décor & laminate flooring.

Carpet staircase leads up to the first floor rooms, double master bedroom with carpet flooring, picture window with verticals blinds and recessed LED lighting. Bedroom 2 & 3 are both doubles. The family bathroom comprises:- bath tub with rain shower & hose, low flush WC, gloss grey floating vanity sink unit, recessed LED lighting, finished with modern ceramic tiling throughout.

Externally there is a new resin driveway to the front, side and rear patio with a detached over sized garage. The private rear garden has a laid lawn with a planted border and mature trees.

A MUST SEE PROPERTY!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is simply a stunning 3/4 bedroom semi-detached Dorma bungalow which has been totally renovated and re designed with an Italian designer kitchen, luxury bathroom and quality fixtures & fittings throughout.

Rating authority
Borough Council Tax Band C

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