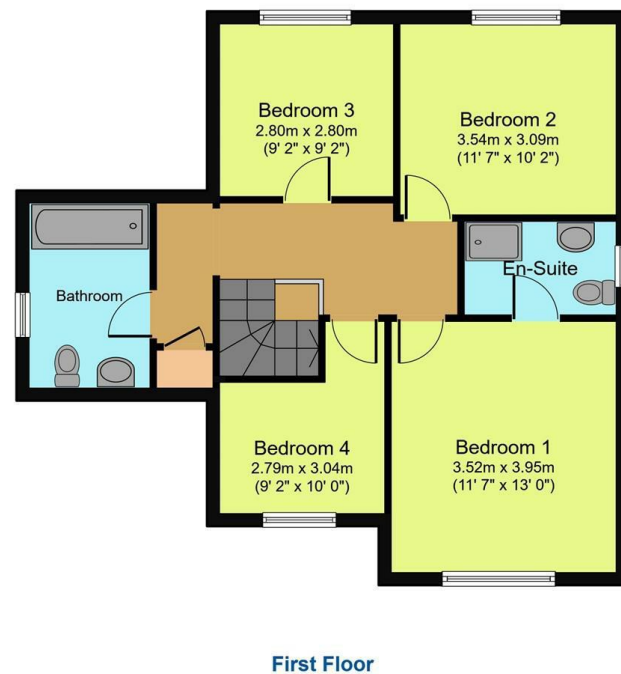
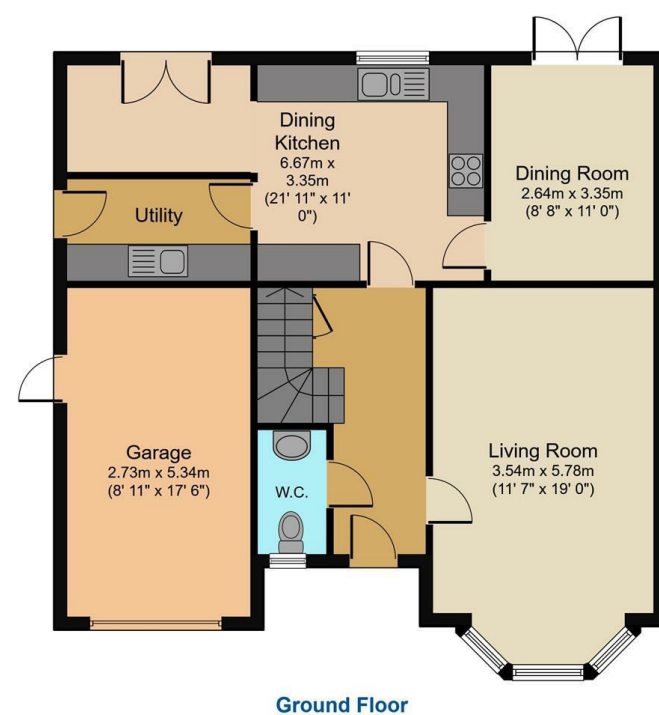
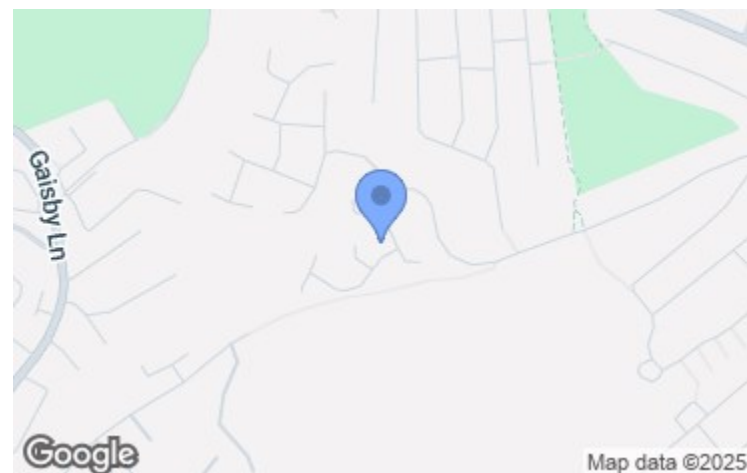




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Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current Potential 75 79
England & Wales	EU Directive 2002/91/EC 



Viewing arrangements

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

Directions

See Mapping.

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.



Calderwood Close, Shipley, BD18 1PZ

 2  4  2

**** 4 BEDROOMS ** DETACHED FMAILY HOME**
**** 2 BATHROOMS ** MODERN KTICHEN ** 2**
RECEPTION ROOMS ** MODERN KITCHEN &
BATHROOM ** A four-bedroom detached family
home offers a perfect blend of comfort and modern
living. With a ready-to-move-in feel, this property
is ideal for families seeking both space and
convenience.

Upon entering, you are greeted by a light and airy entrance hall that leads to a well-appointed downstairs w/c and a built-in storage cupboard. The sizeable lounge, featuring a charming gas fire with marble surround and mantle over, a double-glazed bay window, neutral décor and plush carpeted flooring. The heart of the home is undoubtedly the modern bespoke kitchen, adorned with warm green wall and base units, complemented by immaculate granite work surfaces. It also includes an integral electric double oven, a gas hob with an extractor fan, plumbing for a dishwasher, and ample space for an American fridge freezer and a breakfast bar fitted. The kitchen seamlessly connects to a dining room, perfect for family gatherings, and offers direct access to the rear garden. A separate utility room adds further practicality with additional units and a

sink.

The first floor landing leads to four well-proportioned bedrooms, including a main bedroom with wall-to-wall wardrobes, a front-facing window, and its own en-suite shower room. Two further double bedrooms and a generous single bedroom provide ample space for family or guests. The family bathroom, newly installed, boasts stylish modern tiles, a bath with a shower over, a w/c, and a wash hand basin.

Externally, the property features off-street parking with an EV charging point, a garage, and a well-maintained lawn to the front. The substantial enclosed rear garden, complete with a patio area and mainly laid to lawn, offers a perfect retreat for outdoor enjoyment.

Located near local amenities, schools, and excellent transport links, this delightful home is a must-see for those seeking a family-friendly home.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Superb Four Bedroom Detached Family Home With
New Kitchen, Bathroom & Generous Rear Garden.

Rating authority
Borough Council Tax Band E

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Leasehold