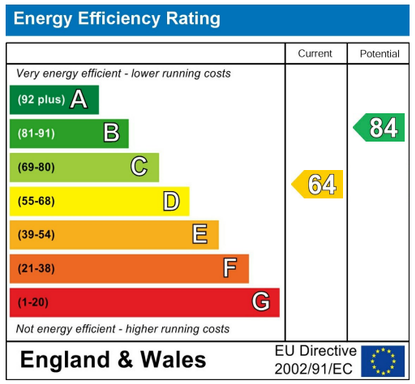
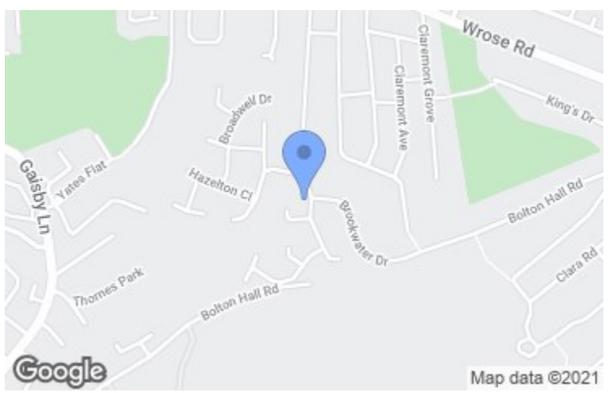




Viewing arrangements

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

Directions

See Mapping.

Calderwood Close, Shipley, West Yorkshire BD18 1PZ

Offers In The Region Of £265,000

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.

Calderwood Close, Shipley, West Yorkshire BD18 1PZ

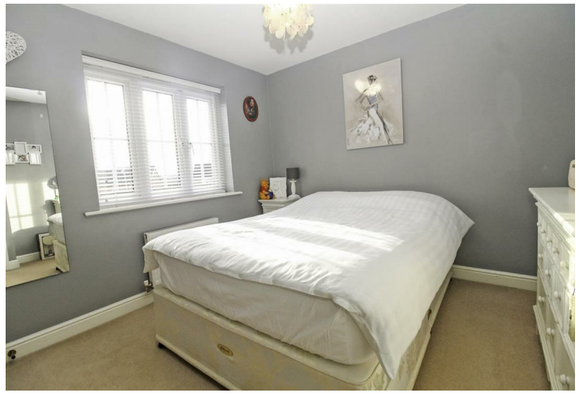
2 4 3

Beautiful modern DETACHED HOME with FOUR BEDROOMS & MASTER EN-SUITE DETACHED, benefiting from LARGE OPEN LOUNGE & SEPARATE DINING ROOM, SPACIOUS KITCHEN & UTILITY ROOM. Situated on a MODERN ESTATE and within close proximity to GOOD LOCAL SCHOOLS & TRANSPORT LINKS, it is ideally suited for a GROWING FAMILY! With GARDENS, DETACHED GARAGE & PARKING it ticks all the BOXES!

Greeted by an entrance hallway benefiting from a useful downstairs W.C. and leading into a spacious lounge with a light modern decor and a feature surround with a brushed chrome living flame gas fire, dual aspect windows with French doors open to the rear garden, cornice ceiling and carpet flooring. A separate dining room is ideal for family dining and entertaining. The kitchen is fitted with light oak wall and base units with contrasting work tops, stainless steel sink with mixer tap and ceramic gloss wall tiles. Integrated fan oven with gas hob and extraction, plumbed for dishwasher and space for fridge/freezer. Adjacent is a very useful utility room with plumbing for washer, dryer and housing boiler, access door to rear.

Staircase rises to the first floor landing and offers loft access and to the house bedrooms. The Master double bedroom having a light decor and the added bonus of an En-suite with double cubicle shower, wash basin and W.C. Three further good sized bedrooms make up the sleeping arrangements. The family bathroom has a bright neutral decor with white three piece suite comprising panel bath with over shower, wash basin and W.C. tiling to walls and floor.

Externally is a laid to lawn front garden with mature planted borders, driveway, offering off road parking and access path to front & side. There's also a detached garage and additional off road parking, the rear garden is of a good size and has a level laid to lawn with patio area and timber fencing.



Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings
Full PVCu Double Glazing & Gas Central Heating Throughout.

Rating authority
Borough Council Tax Band

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
Leasehold