





Mires Beck Close Windhill, Shipley

Offers In Region Of £189,950

A PERFECT OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM PROPERTY, LOCATED IN SHIPLEY CLOSE TO LOCAL AMENITIES, SHOPS, CATCHMENT FOR SCHOOLING AND MAIN COMMUTER ROUTES. BRIEFLY COMPRISING OF AN ENTRANCE HALL, CLOAKROOM/WC, LOUNGE, KITCHEN/DINER AND A CONSERVATORY ON THE GROUND FLOOR. THREE BEDROOMS AND A BATHROOM ON THE FIRST FLOOR. EXTERNALLY TO THE FRONT THERE IS A LAWNED AREA WITH TWO ALLOCATED PARKING SPACES FOR OFF STREET PARKING. TO THE REAR ASPECT OF THE PROPERTY THERE IS AN ENCLOSED PAVED AREA WITH FENCED BOUNDARIES, SLATE CHIPPING FEATURE WITH A LAWNED AREA AND GARDEN SHED.

ENTRANCE HALL Comprising of a door to the front elevation. open plan hallway into the lounge.

LIVING ROOM 16' 1 max" x 11' 7" (4.9m x 3.53m) Good sized Living room, benefiting from an under stairs storage, tv point, telephone point and a double glazed window to the front elevation.

DINING KITCHEN 14' 9" x 8' 5" (4.5m x 2.57m) Featuring a fitted kitchen with wall and base units with solid wood work surfaces over, a single bowl white composite sink and drainer, an electric oven with gas hob, plumbing for a washing machine, vinyl flooring, splashback tiling and French door to the conservatory and a double glazed window to the rear elevation.



GARDEN ROOM 10' 7" x 5' 6" (3.23m x 1.68m) Containing a central heated radiator, wood effect laminate flooring and UPVC patio doors leading to the garden.

WC Offering a W.C. wash hand basin, central heated radiator and a double glazed window to the front elevation.

BEDROOM 14' 1" x 8' 5" (4.29m x 2.57m) Offering a central heated radiator and a double glazed window to the front elevation.

BEDROOM 9' 2" x 8' 5" (2.79m x 2.57m) Double bedroom, benefiting from a central heated radiator and a double glazed window to the rear elevation.

BEDROOM 7' 10" x 6' 3" (2.39m x 1.91m) Comprising of a central heated radiator and a double glazed window to the front elevation.

BATHROOM Featuring a wash hand basin, central heated towel rail, fully tiled, a p-shaped bath with mixer taps and shower over, W.C. and a double glazed window to the rear elevation.

EXTERNAL Externally to the front there is a lawned area with two allocated parking spaces for off street parking. To the rear aspect of the property there is an enclosed paved area with fenced boundaries, slate chipping feature with a lawned area and garden shed.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



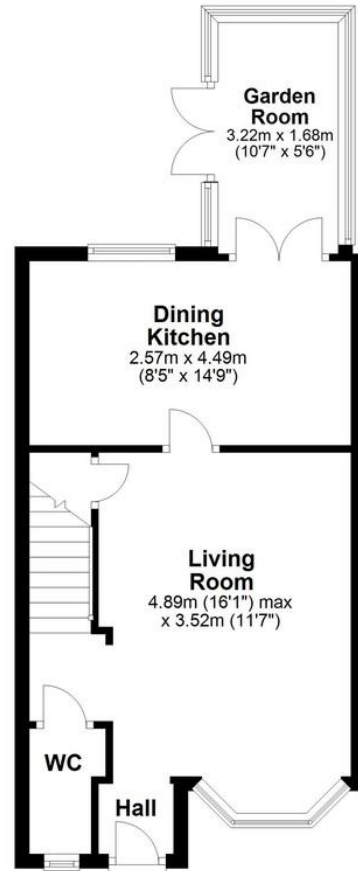






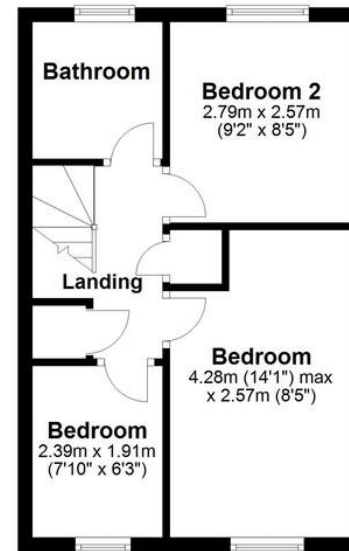
Ground Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 sq. feet)