



## Poplar Crescent

Shipley, BD18 2HH

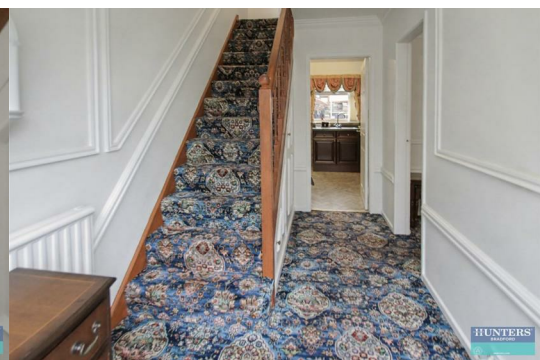
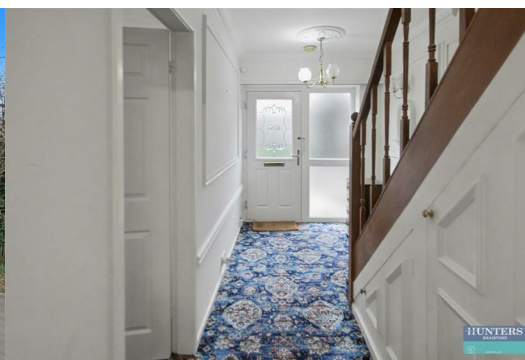
Offers In The Region Of £230,000



This three-bedroom extended semi-detached house with occasional room and ensuite is \*\*for sale\*\* in a sought-after residential area of Shipley, offering good-condition accommodation suited to families, first time buyers and investors.

The ground floor provides a separate reception room and a kitchen, with an additional occasional ground floor room / bedroom benefitting from an ensuite, it is ideal if other family members live with you or offers flexibility as a guest space or home office. It was originally built for an elderly disabled member of the family. There are an additional two double bedrooms and one single bedroom, together with a bathroom featuring a heated towel rail. There are two bathrooms in total.

Externally, the property features a staggered rear garden with decking, creating a defined area suitable for outdoor dining and entertaining. The low-maintenance front and rear gardens are complemented with the view of fields to the front, providing an attractive open aspect. Practical benefits include a drive for off-street parking, a single garage, and solar panels.



GROUND FLOOR

- Hallway 6'7" x 11'9" (2.01 x 3.60)
- Kitchen 8'7" x 9'2" (2.64 x 2.81)
- Living Room - Dining 11'2" x 21'7" (3.42 x 6.58)
- Occasional Room 7'7" x 7'10" (2.33 x 2.41)
- Ensuite 3'9" x 6'6" (1.15 x 2.00)

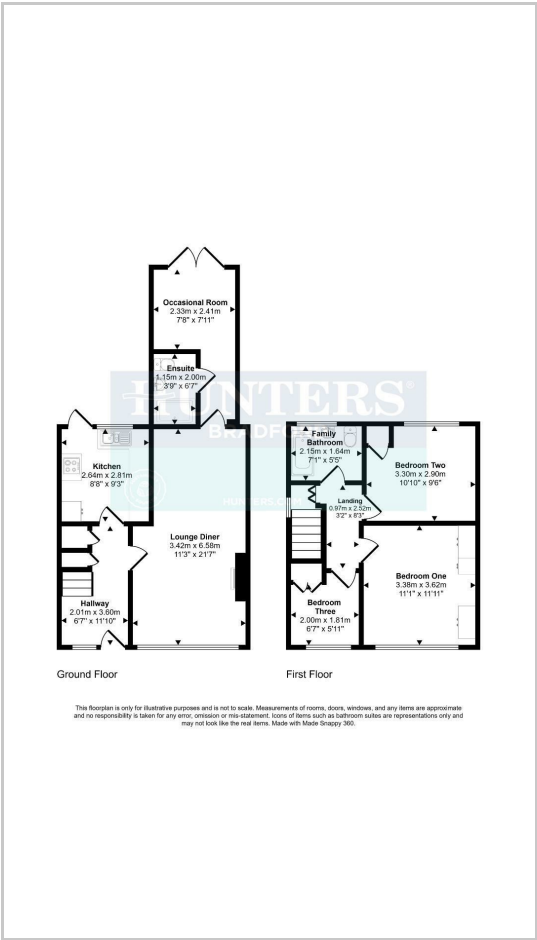
FIRST FLOOR

- Landing 3'2" x 8'3" (0.97 x 2.52)
- Bedroom One 11'1" x 11'10" (3.38 x 3.62)
- Bedroom Two 10'9" x 9'6" (3.30 x 2.90)
- Bedroom Three 6'6" x 5'11" (2.00 x 1.81)
- Family Bathroom 7'0" x 5'4" (2.15 x 1.64)

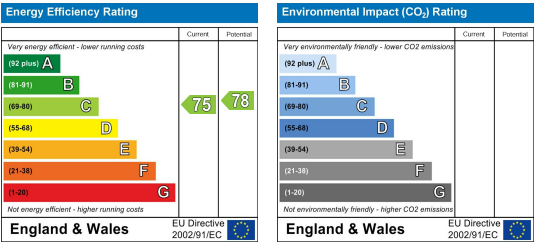
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.