



**West View Avenue, Shipley BD18 1NG**

**welcome to**

**West View Avenue, Shipley**

Four bedroom semi-detached bungalow in a cul-de-sac position. Gardens to the front and rear and stunning views. Driveway with detached garage/shed to the side, Double glazing and gas central heating throughout. Energy Rating: D.



### **Kitchen Diner**

20' x 14' 2" ( 6.10m x 4.32m )

A new composite double glazed door leads into the kitchen. Having a range of high gloss wall and base units with complementary work surfaces, one and a half stainless steel sink, integral large 6 burner gas hob and electric oven. American style fridge and freezer and a double glazed window to the front and side.

### **Lounge**

17' 1" x 12' ( 5.21m x 3.66m )

A generous size lounge has a tiled feature wall, electric fire, central heating radiator, wooden flooring and a double glazed window to the front.

### **Shower Room**

A tiled floor to ceiling shower room with a three piece suite, comprising: Walk in shower, wash hand basin, W.C, radiator towel rack, built in radio and heated floor.

### **Bedroom One**

14' x 8' 1" ( 4.27m x 2.46m )

Bedroom one has a central heating radiator and double glazed patio doors to the rear leading to a decked balcony with stunning far reaching views.

### **Bedroom Two**

9' x 8' 1" ( 2.74m x 2.46m )

Bedroom two has fitted wardrobes and dressing table, a central heating radiator and a double glazed window to the rear.

### **Utility Room**

Off the downstairs hallway there is an under the stairs utility area which currently houses the washing machine.

### **Hallway**

The hallway has a radiator and stairs leading to the first floor bedrooms and bathroom.

### **Bedroom Three**

15' x 8' ( 4.57m x 2.44m )

Bedroom three has a central heating radiator and two double glazed windows to the rear.

### **Bedroom Four**

13' 5" x 12' 2" ( 4.09m x 3.71m )

Bedroom four has a central heating radiator and a double glazed velux window to the front.

### **Bathroom**

A four piece bathroom with tiled walls and floor houses a three piece suite, comprising: Bath, walk in shower, wash hand basin and W.C, heated towel rail and a double glazed velux window to the front.

### **External**

Externally the property, which boasts stunning far reaching views, has a driveway and a detached garage/shed to the side which has lighting and power sockets, pebbled garden to the front and a paved garden to the rear, as well as a raised decked balcony adjoining bedroom 1.



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welcome to

## West View Avenue, Shipley

- Four bedroom semi detached bungalow
- Stunning views to the rear
- Patio doors leading to the balcony
- Popular residential location
- Gardens, drive & garage / shed

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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