

# Mires Beck Close, Windhill Shipley BD18 2NA



## welcome to

## Mires Beck Close, Windhill Shipley

Located in a lovely cul-de-sac position, we have a three bedroom, modern end town house with generous gardens to the rear. Double glazing and central heating throughout.





Located in a lovely cul-de-sac position, we have a three bedroom, modern end town house. Internally the property consists of a spacious living room, a kitchen/dining area and a downstairs WC, on the first floor you are met with three bedrooms and a family bathroom. Externally, the property offers generous gardens to the rear. Double glazing and central heating throughout. EPC rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Lounge** 17' 2" x 11' 6" ( 5.23m x 3.51m )

#### WC

**Kitchen/Dining Area** 14' 9" x 8' 5" ( 4.50m x 2.57m )

**Bedroom 1** 13' 9" x 8' 2" ( 4.19m x 2.49m )

**Bedroom 2** 9' 9" x 8' 2" ( 2.97m x 2.49m )

**Bedroom 3** 7' 9" x 6' 3" ( 2.36m x 1.91m )

Bathroom











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### welcome to

## **Mires Beck Close, Windhill Shipley**

- Modern end town house
- Three bedrooms
- Cul-de-sac
- Rear gardens
- •

Tenure: Freehold EPC Rating: C

offers in excess of

£175,000





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Property Ref:

SHP110233 - 0009

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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Please note the marker reflects the

postcode not the actual property

Map data ©2025



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