



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Fairway, Shipley, BD18

£290,000 Freehold

Three Bedroom Semi-Detached

Martin & Co Saltaire
34-36 Bingley Road • Shipley • BD18 4RU
T: 01274589132 • E: saltaire@martinco.com

01274589132
<http://www.martinco.com>



Fairway
Shipley
BD18

Key features:

- Three Bedroom Semi-Detached
- Gas Central Heating
- Driveway & Garage
- Gardens To Front & Rear
- Quiet Peaceful Location
- Perfect Family Home
- Outhouse Storage
- Porch



Why you'll like it

Presenting this charming semi-detached house, currently listed for sale. This home offers a brilliant opportunity to personalise and transform it into a perfect family home. Situated in a highly desirable urban location, the property is ideally placed for families, being in close proximity to schools and local amenities.

The house offers ample living space with two separate reception rooms. The first room is filled with natural light courtesy of large windows, creating a bright and airy atmosphere. The second reception room provides a serene view of the garden, with double doors opening directly onto the lush green space, for easy indoor-outdoor living.

The property boasts three bedrooms, two of which are generously-sized doubles with built-in wardrobes, perfect for storage. The third bedroom is a cosy single room, suitable for a child's room or home office.

The kitchen, filled with natural light, offers direct access to the garden, making it an ideal space for entertaining during the warmer months.

Outside, the property features a single garage and additional off-street parking, a rare find in such a sought-after location. The garden provides a tranquil space for relaxation, adding an extra layer of appeal to this already attractive property.

In sum, this property presents an excellent opportunity for families looking for a project to create their dream home in a sought-after location. Its unique features coupled with its convenience to local amenities make this a not-to-be-missed opportunity.

LOUNGE 16' 8" x 13' 1" (5.1m x 4m)

KITCHEN 10' 9" x 7' 8" (3.3m x 2.35m)

DINING ROOM 13' 1" x 11' 1" (4m x 3.4m)

LANDING

BEDROOM ONE 16' 8" x 11' 9" (5.1m x 3.6m)

BEDROOM TWO 13' 1" x 11' 9" (4m x 3.6m)

BEDROOM THREE 10' 2" x 6' 10" (3.1m x 2.1m)

BATHROOM

SEPERATE WC

