



## 30 Low Ash Crescent, Shipley, West Yorkshire, BD18 1JB Offers Over £180,000

EXTENDED THREE BEDROOM SEMI DETACHED in a popular residential location. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance porch, hallway, lounge, dining room, extended kitchen, three first floor bedrooms and a house bathroom. Gardens to both front and rear and a driveway to side. The property benefits from gas central heating and double glazing. NO CHAIN



EPC RATING - D

COUNCIL TAX BAND - B

### ENTRANCE PORCH

Useful entrance area.

### HALLWAY

Gas central heating radiator and stairs to the first floor.

### LOUNGE

Spacious living area with a bay fronted double glazed window to the front aspect. Gas central heating radiator and laminate flooring.

### DINING ROOM

Generously sized second reception room. Gas central heating radiator and double glazed window.

### GROUND FLOOR W.C

W.c and a hand wash basin.

### EXTENDED KITCHEN

Extended kitchen with a range of fitted wall and base units, contrasting work surface incorporating a sink unit. Four ring gas hob and an electric oven. Double glazed window to rear aspect. Door to side. Gas central heating radiator. Plumbing for an automatic washing machine.

### FIRST FLOOR

#### LANDING

Double glazed window to side elevation and access to the loft space.

#### BEDROOM ONE

With a range of fitted wardrobes. Gas central heating radiator and a double glazed window to front elevation.

#### BEDROOM TWO

Good size second bedroom. Double glazed window to rear elevation and a gas central heating radiator.

#### BEDROOM THREE

Single bedroom. Double glazed window to front elevation and a gas central heating radiator.

### BATHROOM

Three piece suite with a bath, power shower over, W.c and hand wash basin. Double glazed window and heated towel rail.

### EXTERNAL

Garden to front, a paved yard to rear and a driveway to the side leading to a garage.

