



23 Carr Lane, Shipley, West Yorkshire, BD18 2ND £995

Spacious four double bedroom imposing end of terrace, situated close to Shipley town centre and train station. Comprising of entrance hall, lounge, dining room, kitchen, cellar, two first floor bedrooms, house bathroom and two further bedrooms to the second floor. Viewing is advised to fully appreciate the size and high quality fittings of this family home. The property benefits from gas central heating and PVCu double glazing.



EPC RATING - E

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALLWAY

With feature archway, high ceilings and central heating radiator.

LOUNGE

16'3" x 12'7" (4.95 x 3.84)

Spacious living area with large bay window offering ample natural light. Coal effect gas fire a decorative surround, inset and hearth. Central heating radiator.

DINING ROOM

13'10" x 13'3" (4.22 x 4.04)

Gas fire. Central heating radiator. Window to rear aspect.

KITCHEN

7'0" x 6'10" (2.13 x 2.08)

Modern fitted units and work surface to two sides. Double glazed window and door to conservatory.

CONSERVATORY

Useful space with further kitchen units.

CELLAR

16'6" x 12'9" (5.03 x 3.89)

Useful storage area. Plumbing for automatic washer.

FIRST FLOOR

LANDING

BATHROOM

Recently installed three piece white suite. Corner bath with thermostic shower over, W.C and wash basin. Heated towel rail. Window to rear aspect

BEDROOM

14'0" x 10'5" (4.27 x 3.18)

Window to rear aspect. Central heating radiator.

BEDROOM

15'4" x 13'9" (4.67 x 4.19)

With a range of fitted robes and drawer units. Central heating radiator. Window to front aspect.

SECOND FLOOR

LANDING

BEDROOM

13'7" x 9'3" (4.14 x 2.82)

With a velux skylight. Central heating radiator.

BEDROOM

15'3" x 13'5" (4.65 x 4.09)

With exposed beams. Window to front aspect. Central heating radiator.

EXTERNAL

To the front there is a pebbled area. To the rear there is a yard providing a pleasant outdoor space..

