

HUNTERS[®]

HERE TO GET *you* THERE



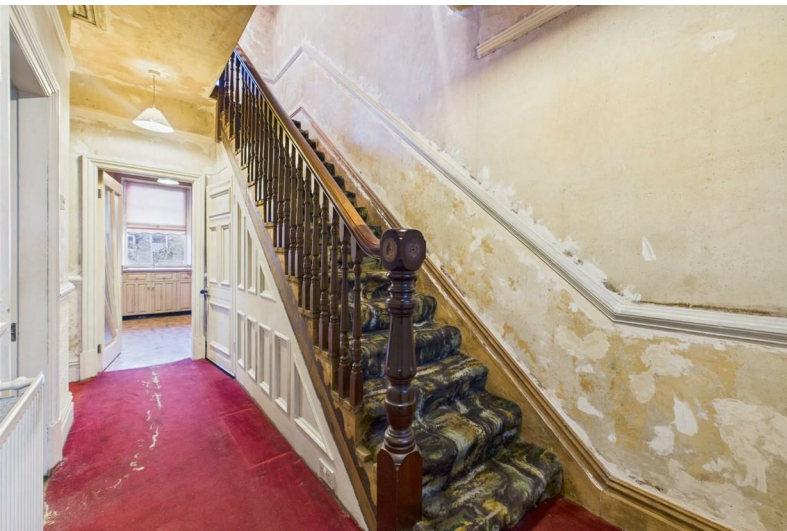
Sherwood Grove

ShIPLEY, BD18 4EB

Asking Price £235,000



Council Tax: C



4 Sherwood Grove

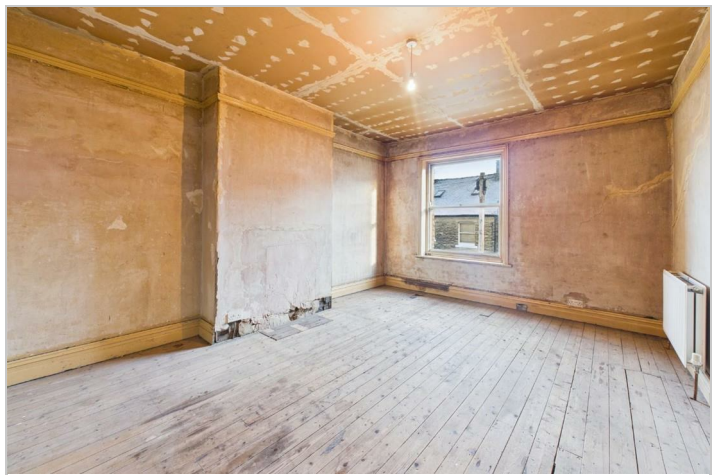
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N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.



A map snippet from Google Maps showing a street intersection. A horizontal road labeled 'Bingley Rd' runs across the top. A vertical road labeled 'Sherwood Grove' runs down the center. Another vertical road labeled 'Bromley Rd' is on the right. A horizontal road labeled 'Witham Rd' is below Sherwood Grove. A red location pin is placed at the intersection of Bingley Rd and Sherwood Grove. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

A map of the Roberts Park area. A red pin is placed on Bingley Rd. The map shows Saltaire Rd, Moorhead, Nab Wood, and Bradford Rd. The Google logo and 'Map data ©2026' are visible at the bottom.

Floor 0

Living Room
4.65 x 4.38 m

Dining Room
4.83 x 2.87 m

Kitchen
2.91 x 3.54 m

Hallway
4.04 x 2.05 m

Entry
0.88 x 2.03 m

Floor 1

Bedroom
4.61 x 4.39 m

Bedroom
4.84 x 3.77 m

Bedroom
2.82 x 2.06 m

Bathroom
3.04 x 2.66 m

Landing
3.51 x 1.75 m

Floor 2

Bedroom
4.84 x 6.28 m

N
E
S
W

Approximate total area⁽¹⁾

145.7 m²

Reduced headroom

4.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Please contact our Hunters Shipley Office
on 01274 594040 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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