



Ridgeway, Shipley BD18 1PL

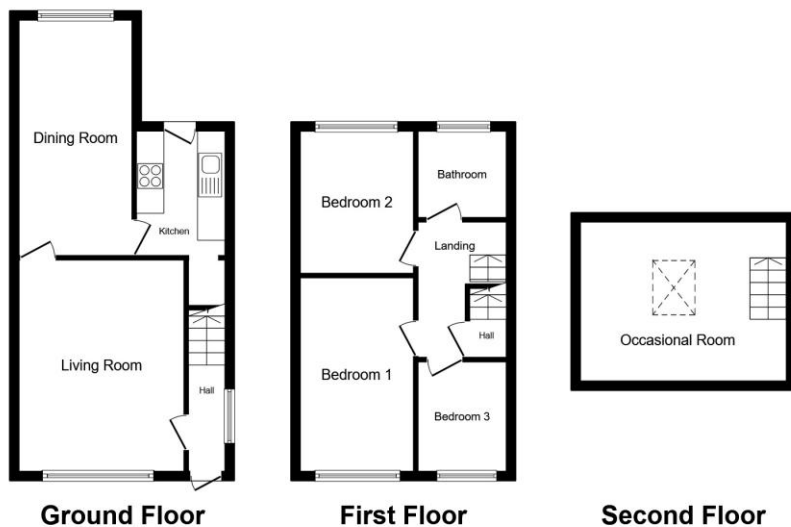
**welcome to**

**Ridgeway, Shipley**

Located in Shipley, a three bedroom semi-detached family home offering excellent potential. The house benefits from a loft conversion providing additional versatile space and is in need of some improvement throughout. Double glazing and central heating. EPC: D.



This three bedroom semi-detached family home offers excellent potential and would be ideal for buyers looking to put their own stamp on a property. The house benefits from a loft conversion providing additional versatile space, although the property does require some modernisation and improvement throughout. Located in a popular residential area of Shipley, close to Shipley train station and nearby to local shops and amenities. Internally, the property offers an entrance hallway, two reception rooms and kitchen, three bedrooms to the first floor with a family bathroom and a loft conversion. Externally, there is a driveway providing off-street parking, a detached garage, and a paved rear garden offering plenty of outdoor space. Double glazing and central heating.



Total floor area 89.4 m<sup>2</sup> (962 sq.ft.) approx  
 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.propertybox.io](http://www.propertybox.io)



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### Entrance Hallway

### Living Room

15' 2" x 11' 8" ( 4.62m x 3.56m )

### Dining Room

17' x 7' 9" ( 5.18m x 2.36m )

### Kitchen

8' 11" x 6' 11" ( 2.72m x 2.11m )



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## Ridgeway, Shipley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms with a loft conversion
- Driveway and detached garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP111286 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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