



**Gaisby Lane, Shipley BD18 1AZ**

**welcome to**

**Gaisby Lane, Shipley**

A well-proportioned three-bedroom semi-detached home offering a kitchen, a ground-floor bathroom and scope for further improvement. Outside, the property includes a private drive, rear garden, shed and dedicated planting space.



### **Living Room**

The lounge features a double-glazed window to the front, fitted carpet, a central-heating radiator and a gas fire, offering a warm and welcoming living space.

### **Kitchen**

The kitchen is a great size and offers a practical layout with a gas hob and electric oven. It benefits from plenty of worktop and storage space and features a double-glazed window that brings in natural light to the rear. The room flows directly into the dining room, with the option to access the living room the other way, creating a flexible and connected ground-floor layout. A useful side door also provides convenient access out to the driveway.

### **Dining Room/Bedroom Four**

The dining room offers a versatile space that can be used for family meals, entertaining, or as an additional reception area. It also has direct access to a ground-floor bathroom complete with WC, wash basin and shower/bath, providing extra convenience and creating the option for this room to be used as a downstairs bedroom if desired.

### **Downstairs Bathroom**

The downstairs bathroom sits just off the dining room and includes a WC, wash basin and shower/bath, providing a practical and convenient addition to the ground-floor layout.

### **Bedroom One**

Bedroom One is a well-proportioned double room, featuring a double-glazed window to the front, fitted carpet and a central-heating radiator, creating a bright and comfortable space.

### **Bedroom Two**

Bedroom Two is a well-proportioned double room, featuring a double-glazed window overlooking the rear, exposed floorboards, a central-heating radiator and fitted storage, offering a practical and versatile space.

### **Bedroom Three**

Bedroom Three features exposed floorboards, a double-glazed window to the front and a central-heating radiator, offering a bright and practical space ideal as a bedroom, study or hobby room.

### **Upstairs Bathroom**

The upstairs bathroom serves as the home's second bathroom and includes a bath with shower, wash basin and WC, providing a practical and functional space for everyday use.



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## Gaisby Lane, Shipley

- Three-bedroom semi-detached
- Newly fitted kitchen
- Two family bathrooms
- Private drive providing off-street parking
- Two spacious reception rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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