



**Lindisfarne Road, Shipley BD18 4RD**

**welcome to**

**Lindisfarne Road, Shipley**

ARE YOU LOOKING FOR SPACIOUS LIVING ACCOMMODATION OR A FAMILY HOME? This house offers two spacious living areas and five generous sized bedrooms with a driveway and garage as well as garden areas to the front and rear. EPC rating:C



Located in a highly regarded area is this five bedroom semi detached property with spacious living accommodation. Benefitting from off street driveway parking with a garage and within easy reach of Saltaire amenities, shops, bus routes and Train Station. The ground floor of the property comprises of an entrance hallway, a spacious living room and dining room, a good size kitchen and downstairs WC. To the first floor, we have five generous sized bedrooms with a bathroom and separate WC. Externally, the property has paved garden space to the front and rear. Double glazing and central heating throughout. EPC rating: C



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.focalagent.com

## Entrance Hallway

## Living Room

16' 5" x 13' 5" ( 5.00m x 4.09m )

## Dining Room

13' 5" x 12' 10" ( 4.09m x 3.91m )

## Kitchen/diner

17' 8" x 11' 4" ( 5.38m x 3.45m )

## WC

## Bedroom One

15' 10" x 8' 8" ( 4.83m x 2.64m )

## Bedroom Two

13' 5" x 11' 10" ( 4.09m x 3.61m )

## Bedroom Three

16' 10" x 12' 4" ( 5.13m x 3.76m )

## Bedroom Four

10' 8" x 7' 1" ( 3.25m x 2.16m )

## Bedroom Five

9' 2" x 8' 10" ( 2.79m x 2.69m )

## WC

## Bathroom

## Exterior



**view this property online** [williamhbrown.co.uk/Property/SHP110730](http://williamhbrown.co.uk/Property/SHP110730)



welcome to

## Lindisfarne Road, Shipley

- Extended semi detached
- Five bedrooms
- Two reception rooms
- Garden areas to the front and back
- Driveway & garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£395,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SHP110730](http://williamhbrown.co.uk/Property/SHP110730)



Property Ref:  
SHP110730 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01274 531233**



[Shipley@williamhbrown.co.uk](mailto:Shipley@williamhbrown.co.uk)



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



[williamhbrown.co.uk](http://williamhbrown.co.uk)