



14 Nab Wood Rise, Shipley, West Yorkshire, BD18 4JA

Delightfully situated within a quiet residential cul de sac close to Saltaire village is a well-established and extended four bedroom semi detached home offering good sized and well maintained gardens with a drive to the front.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

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Bradford 3 miles, Skipton 13 miles, Leeds 13 miles (all distances approximate)

Offers Over: £310,000

- Semi-detached family home
- Highly sought after Nab Wood
- Four/five bedrooms
- Master ensuite bedroom
- Cul de sac location
- Corner plot gardens
- Driveway parking



General remarks

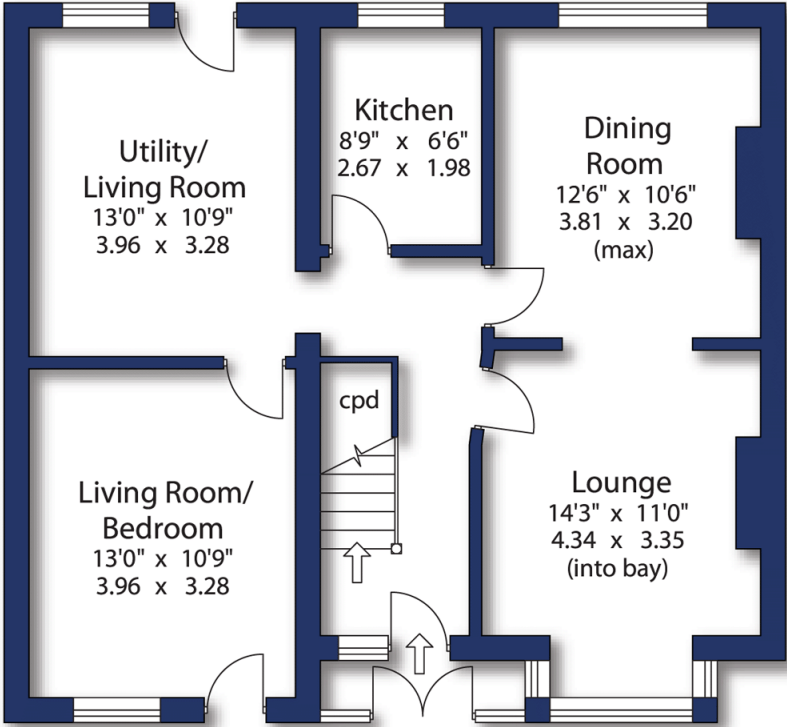
Delightfully situated within a well regarded cul de sac location is an extended four bedroom semi detached family home offering ample living accommodation planned over two floors. The property has been extended to the side with two ground floor rooms and the master ensuite bedroom. The property benefits from gas central heating, uPVC double glazing. The property lies in the popular neighbourhood of Nab Wood, close to Saltaire, and is ideally suited to a wide variety of potential buyers and offers versatile and flexible accommodation and an internal inspection is highly recommended.

Comprising entrance hall, lounge with bay window, fitted kitchen, dining room, utility/living room and a good sized reception/bedroom with door to the front. To the first floor is the extended master bedroom with ensuite shower room, two further double bedrooms, single

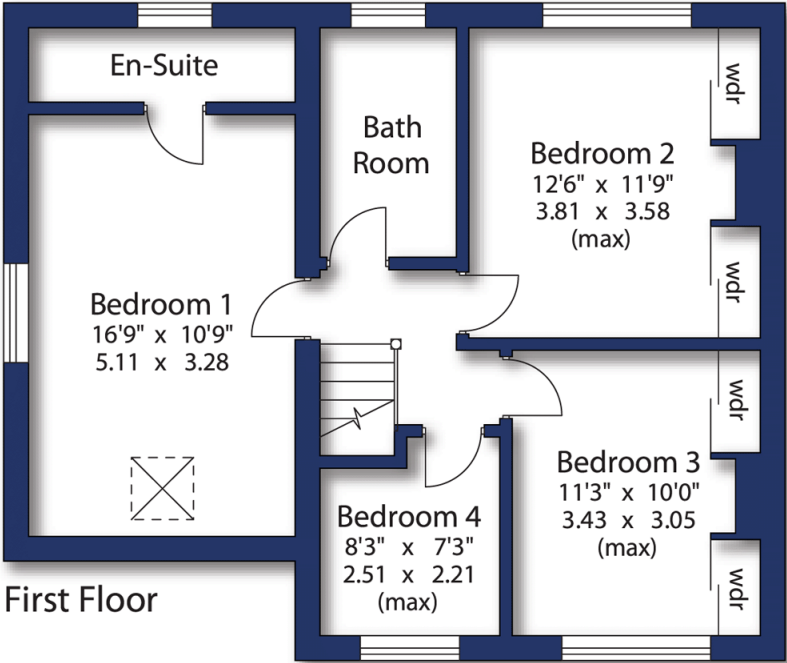
bedroom and the house bathroom. Externally the property stands in a good sized corner plot which at the front has a driveway for multiple vehicles and planting beds. At the rear the property has a private lawned garden with mature shrubs and trees around, with large storage sheds.

Nab Wood is a popular and well established residential neighbourhood in the heart of the Aire Valley, the historic World Heritage Site of Saltaire is within comfortable walking distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley. The Yorkshire dales are within comfortable driving distance, along with access to all local motorway links and Leeds Bradford Airport.

Floorplans



Ground Floor



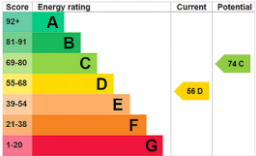
First Floor

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01943 885 400

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Contact us



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saltaire@dacres.co.uk

Directions

From our Saltaire office proceed along the main road towards Bingley. Turn left on to Nab Lane then turn left on to Nab Wood Crescent. Take another left on to Nab Wood Rise and the property will be at the top on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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