



2a Nab Lane, Shipley, West Yorkshire, BD18 4HB

A significant six bedroom executive detached home in the highly sought after residential area of Nab Wood. Having been extended and renovated throughout to a high standard this deceptive home needs to be viewed to be appreciated.

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

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Bradford 4 miles, Leeds 14 miles, Skipton 15 miles (all distances approximate)

Offers Over: £630,000

- Detached family home
- Six double bedrooms
- Three reception rooms and office
- Master suite with walk through closet
- Modernised and extended to a high standard
- Highly desirable location



General remarks

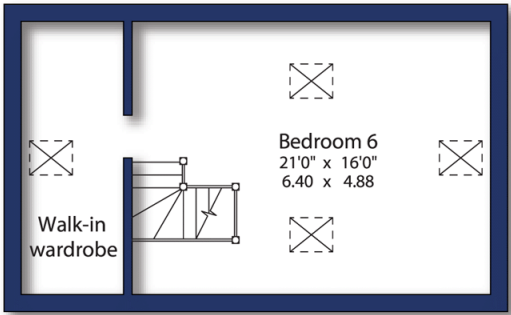
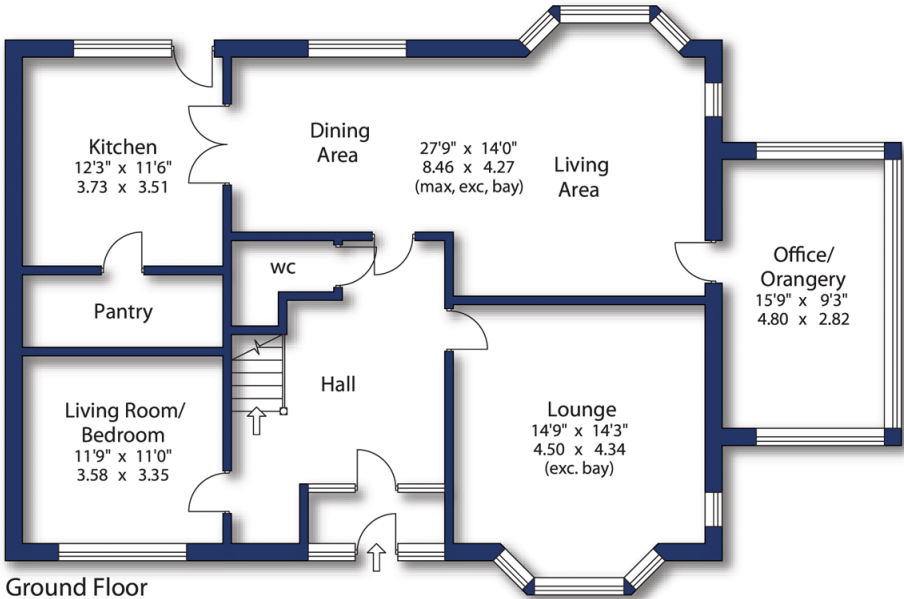
A rare to the market exceptionally well presented detached home situated on one of the most highly regarded streets in the area. Offering fantastic living space, six double bedrooms with a fantastic master suite this is a true family home. The detached home sits on a good sized plot with gardens to side and rear and an electric gated driveway providing ample parking. With extensions to the side, rear and into the attic room deceptively providing ample living accommodation an early viewing of this fine home is highly recommended.

The outstanding home comprises of; spacious entrance hall with a cloakroom WC, lounge with dual aspect windows and character features, ground floor double bedroom/living room, large dining room with seated living area giving access to an extended orangery currently used as a large office, and modern fitted kitchen with wall and base units and a hidden access to a utility room/pantry all to the ground floor. To the first floor

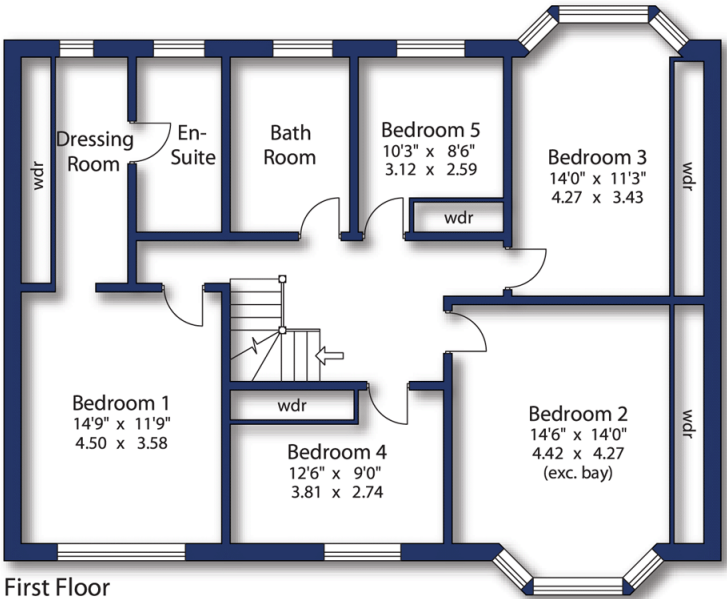
is a open landing leading to four double bedrooms all with fitted wardrobes, the modern house bathroom and the master suite which has a walk through closet leading to an ensuite shower room. A staircase leads to the open second floor bedroom with a storage closet and access to further eaves storage. Externally the property is approached via an electric gated driveway with parking for multiple vehicles with block paving extending around the property to both sides. The property has good sized lawned gardens with mature trees and shrubs around giving a private space.

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



Second Floor



First Floor

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Contact us



01274 581794



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Directions

From our Saltaire branch proceed along Bingley Road in the direction of Bingley. Turn left on to Nab Lane and the property will be on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently E

Tenure, Services & Parking

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

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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