DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £450,000

- Detached family home
- Four double bedrooms
- Kitchen and utility
- Potential to extend
- Large rear garden
- Garage and driveway

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

A spacious detached home offering four bedrooms with two good sized reception rooms, a large rear garden and open driveway to the front. Positioned within the highly sought after residential area of Nab Wood.

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

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

General remarks

A spacious detached family home on a highly regarded residential street in the ever popular neighbourhood of Nab Wood. This property boasts having four good size bedrooms, two open reception rooms, utility room off the kitchen and integral garage. Set within a highly desirable location and enjoying private lawned gardens to the rear with a driveway to the front, an early viewing of this tremendous property is strongly recommended.

The spacious living accommodation briefly comprises; open entrance hall with cloakroom WC, lounge and living room with dual aspect windows, fitted kitchen with pantry cupboard, utility room with door to the rear and integral access to the garage, all to the ground floor. Leading to the first floor there are four double bedrooms. a good size house bathroom and a shower room. A loft hatch gives access to a partially boarded and insulated attic space. Externally the property is approached via a private drive that gives access to the garage. There is access to both sides of the house around to the rear garden which is mainly laid to lawn with mature trees and shrubs.

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.

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.
- Drive leading to garage.

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

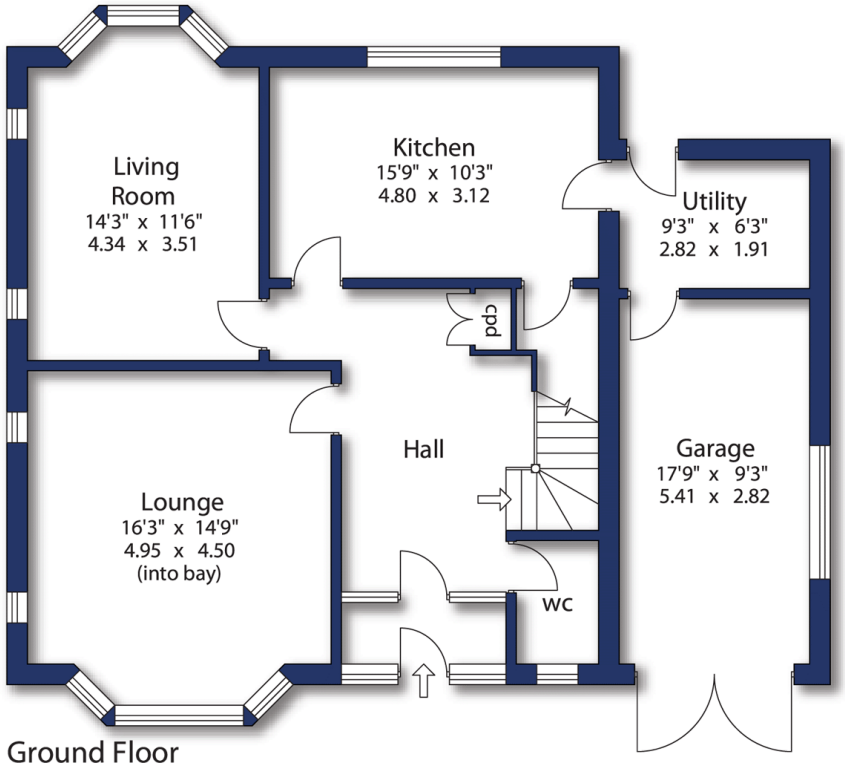
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

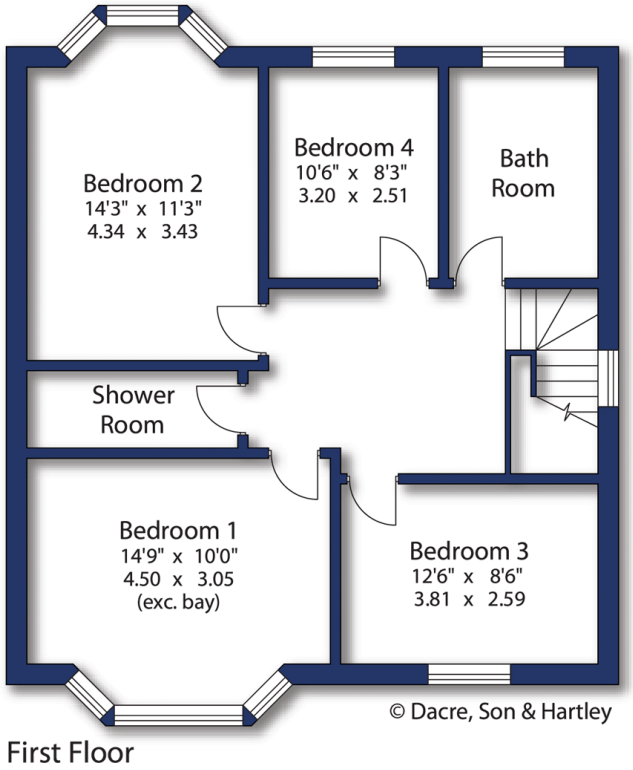
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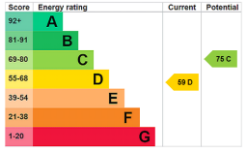


Floorplans





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