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64 Nab Wood Crescent, Shipley, West Yorkshire, BD18 4HY

A fantastic three bedroom semi-detached property which boasts good size family living accommodation, private gardens and a desirable location. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

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64 Nab Wood Crescent, Shipley, West Yorkshire, BD18 4HY

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

Guide Price: £225,000

- Semi-detached family home
- Highly sought after Nab Wood
- Offering three bedrooms
- Two reception rooms
- Private good sized gardens
- Drive and garage







General remarks

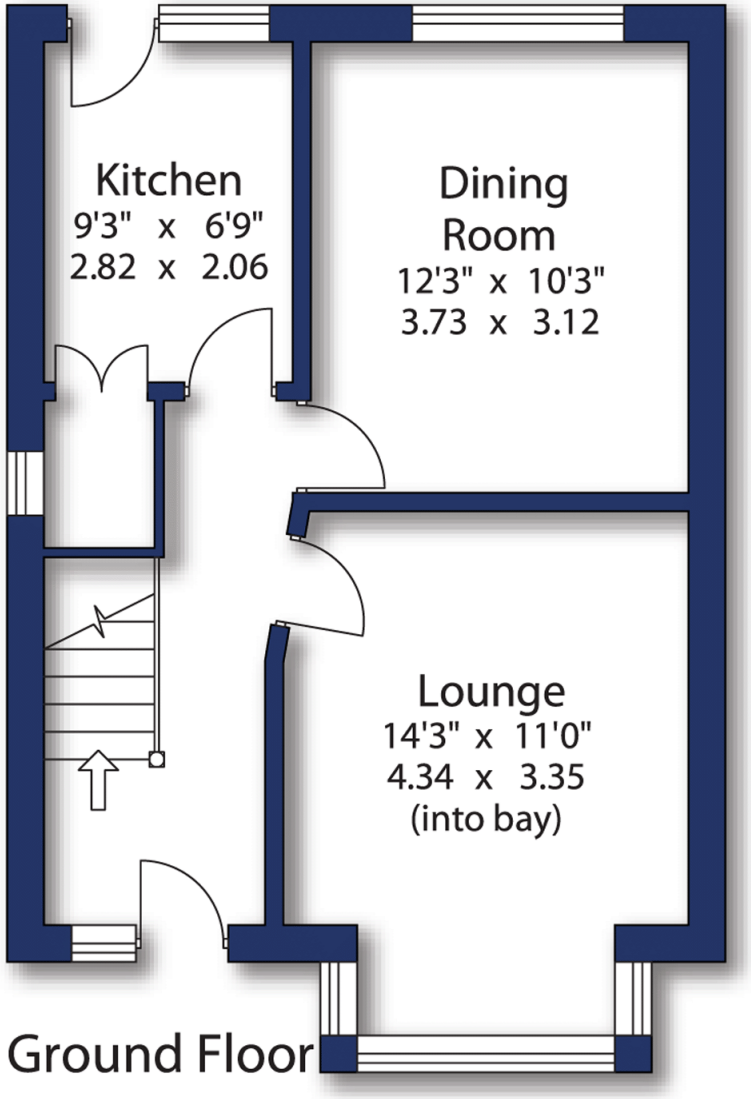
A semi-detached family home on a quiet residential street in the highly sought after neighbourhood of Nab Wood. This three bedroom, two reception room property represents a fantastic opportunity for a variety of purchasers, in particular first time home owners, and an early viewing of this tremendous property is highly recommended. With the addition of recently installed solar panels, gas central heating and double glazed windows throughout.

The spacious living accommodation briefly comprises of; entrance hallway, lounge, dining room and fitted kitchen with wall and base units and an under stair pantry on the ground floor. To the first floor there are two double bedrooms, a single bedroom and the house bathroom. Loft hatch gives access to a partially boarded and insulated attic space.

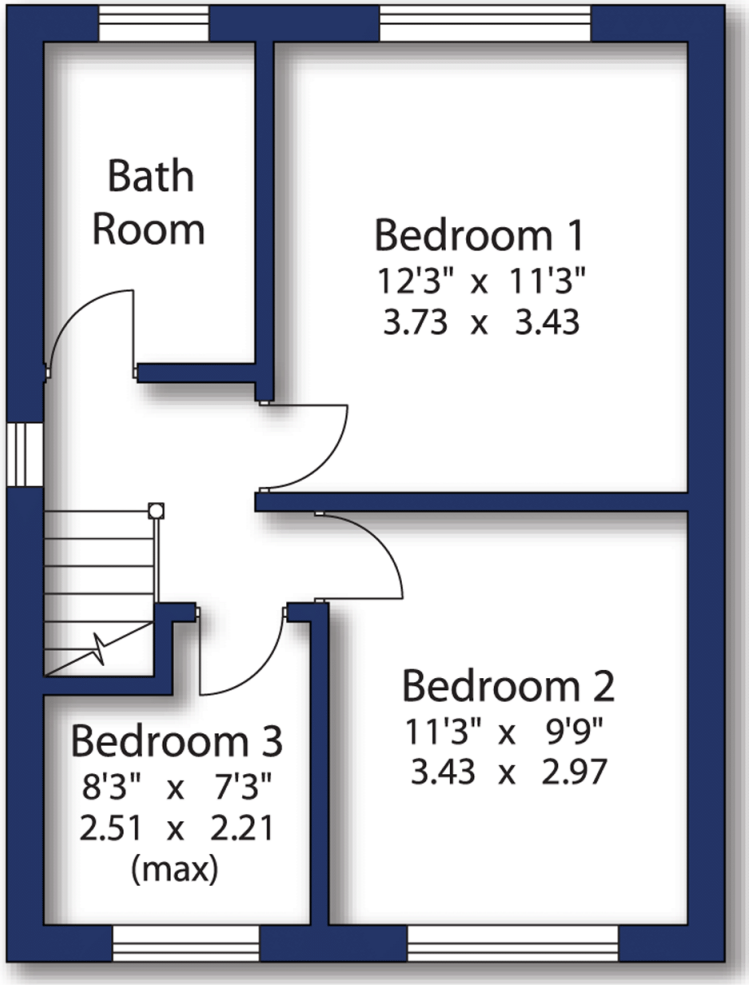
Externally the property enjoys a good sized garden with mature shrubs and beds to the front with driveway parking to the side which leads to a detached garage. At the rear there is a good sized lawned garden which is complimented by paved walkway and a small stream to the rear of the garden with potential to make an excellent relaxation and entertainment 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



Ground Floor



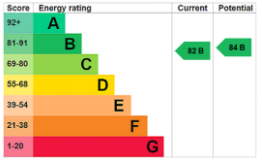
First Floor

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Dacres Surveys
Call for a quote
01943 885 400

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Contact us

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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. 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 C

Tenure, Services & Parking

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