



Forestdale Way, Shipley BD18 1QP

welcome to

Forestdale Way, Shipley

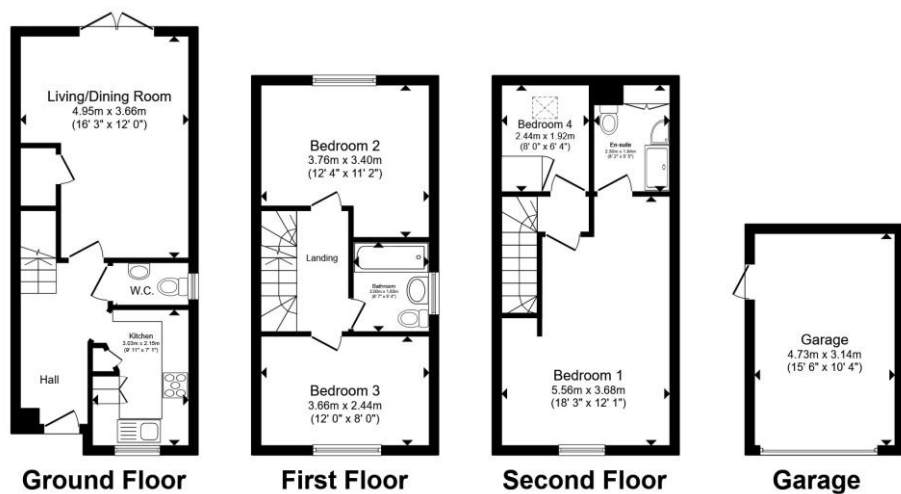
A well-presented four-bedroom semi-detached home offering spacious and versatile accommodation arranged over three floors. This attractive property enjoys stunning far-reaching views to the rear with ample driveway parking to the side leading to a single detached garage.



A well-presented four-bedroom semi-detached home offering spacious and versatile accommodation arranged over three floors, ideal for modern family living. This attractive property enjoys stunning far-reaching views to the rear, creating a beautiful backdrop to the home.

Internally, the property boasts generously sized rooms throughout, including an impressive 18ft master bedroom, providing a comfortable and relaxing retreat. The layout offers both practicality and flexibility, perfectly suited to growing families.

Externally, the property benefits from ample driveway parking leading to a single detached garage, providing excellent storage and convenience. Presented in move-in ready condition, this superb home is ideal for buyers looking to settle in with ease while enjoying both space and scenic surroundings.



Total floor area 108.8 m² (1 172 sq ft) approx

Entrance Hall

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)

Wc

Living Room

16' 3" x 12' (4.95m x 3.66m)

First Floor Landing

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Three

12' x 8' (3.66m x 2.44m)

Bathroom

Second Floor Bedroom One

18' 3" x 12' 1" (5.56m x 3.68m)

En-Suite

Bedroom Four

8' x 6' 4" (2.44m x 1.93m)

Drive & Garage

Enclosed Rear Garden

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Forestdale Way, Shipley

- Four bedroom semi detached
- Accommodation over three floors
- Modern decor & kitchen
- 18ft bedroom with en-suite shower room
- Drive & single garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 260.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111389 - 0005

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.

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