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Roundwood, Shipley

£450,000 Freehold

Four Bed Detached

EPC Rating: C

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**Roundwood
BD18**

Key features:

- Four Bed Detached
- Open Plan Kitchen / Diner
- Desirable Location
- Utility
- Drive With Charging Point
- Rear Garden
- Immaculate Throughout
- Council Tax Band – E
- EPC Rating: C



Why you'll like it

Immaculate four bed detached family home situated on a highly desirable cul-de-sac in the ever popular Nab Wood. Within walking distance to schools, and the amenities in the World Heritage Site of Saltaire including the rail network, which gives quick access into Leeds. This property will make a perfect forever home and viewing is highly recommended.

Briefly comprising: Entrance porch with space for coats and shoe storage. Hallway with cloakroom. Lounge with centrepiece log burner fireplace and large bay window allowing for ample natural light to flow through. Open plan kitchen diner with grey unit finish and sleek white countertops which flow effortlessly through to the extension at the rear. Kitchen is complete with integrated appliances and both wall and base units. Off the kitchen is a utility room with WC and access to a secondary reception room / bedroom courtesy of a garage conversion.

The first floor consists of: House bathroom with stylish wooden finish and shower over bath. Master bedroom with full wall fitted wardrobes and complete with Ensuite shower room. Secondary double bedroom to the rear with stunning views. Third double bedroom to the front. Fourth bedroom which could double as a home office thanks to a clever conversion of previous eaves space.

The outside boasts a decked area immediately out the extension, flagged seating and BBQ area and well-kept lawn. Parking is provided via the driveway to the front with electric charging point and accompanied with front lawn and planter.

This property has been completed to an extremely high standard and viewing is recommended to appreciate the finish and living standard on offer.



LOUNGE 13' 5" x 13' 7" (4.10m x 4.16m)

KITCHEN 8' 9" x 12' 0" (2.67m x 3.67m)

DINER 10' 0" x 12' 2" (3.07m x 3.73m)

EXTENSION 10' 7" x 4' 11" (3.24m x 1.52m)

UTILITY 8' 2" x 6' 11" (2.50m x 2.13m)

WC

RECEPTION ROOM 7' 8" x 14' 9" (2.35m x 4.52m)

BEDROOM/STUDY 7' 9" x 12' 0" (2.37m x 3.67m)

BATHROOM 8' 7" x 5' 4" (2.63m x 1.64m)

BEDROOM 2 10' 3" x 11' 10" (3.14m x 3.61m)

BEDROOM 3 10' 4" x 7' 4" (3.16m x 2.25m)

MASTER BEDROOM 11' 5" x 14' 1" (3.49m x 4.30m)

ENSUITE 5' 10" x 5' 7" (1.80m x 1.71m)

