



Wharncliffe Grove, Shipley, BD18

Your Choice Estate Agents are delighted to offer this attractive semi-detached house for sale with an asking price of £395,000. This elegant home boasts 5 generously-sized bedrooms and 2 contemporary bathrooms providing ample space for a family. This residence also includes 2 beautifully decorated reception rooms, offering plenty of room for both entertaining guests or relaxing with the family. The property exudes a graceful charm that combines beautifully with modern comforts, making for a homely yet stylish space.

Asking Price
£379,950

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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The thoughtfully-designed layout of this abode is presented over a single expansive floor, creating a fluid and accessible environment. Upon entering the property, the entrance hall sets the tone for the rest of the house with its warm, welcoming feel and airy open plan. The modern yet timeless interiors have been tastefully executed, presenting an attractive mix of muted colour schemes, high-end finishes, and top-quality fixtures and fittings.



In addition, this property also features a charming, well-maintained outdoor space. The rear garden is a peaceful haven, ideal for children to play, and for those who enjoy outdoor pursuits, offering a perfect environment to relax or entertain in. There is also ample off-street parking, providing practicality and convenience for welcoming guests or for family car owners.



Located in the popular and highly sought-after location of Shipley, this residence enjoys a prime position close to local amenities and excellent connections to nearby towns and cities. It is surrounded by a host of excellent schools, eateries, recreational facilities and shopping districts, adding to the appeal of this delightful home.

In summary, this impressive semi-detached house in Wharncliffe Grove, Shipley would make a perfect acquisition for those in search of elegance and space in a prime location. Demonstrating exceptional value at an asking price of £395,000, this property is sure to attract a great deal of interest. It's a move-in ready home with a blend of classic charm and modern sophistication, waiting to be enjoyed by its new owners. We strongly recommend early viewing to fully appreciate what this stunning property has to offer.



Property comprises.

Entrance Porch	7'89" x 2'66"
Hallway	13'15" x 5'52"
Reception rooms 1	15'11 x 11'33"

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Reception rooms 2	13'15" x 10'80"
conservatory	10'84" x 10'55"
Ground Floor bathroom	10'16" x 5'92"
open plan very large dining breakfast	17'75" x 12'12"
kitchen with island in middle	12'76" x 10'90"

First Floor

Landing 2 x	9'16" x 9'72" x 10'63" x
3'11"	
Bedrooms 1	12'72" x 11'11"
Bedrooms 2	8'89" x 6'13"
Bedrooms 3	13'66" x 11'10"
Bedrooms 4	11'33" x 7'55"
Bedrooms 5	10'86" x 10'72"
family bathroom	8'70" x 5'88"

Exterior

Garage 28'49" x 9'25"

drive way with blocked paved private drive leading to the large detached garage, garden to the 3 sides with large garden plot ideal for further extension or large annex or granny flat to be built subject to planning permission.

EPC Rating .D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8200-3964-3629-8527-6863>

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

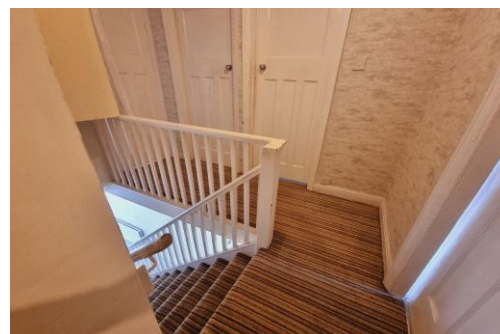
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NO SALE OR LET – NO CHARGE

Need More Information?

For further information or to speak to one of our team, please call 01274 493333. or email us on info@ycea.co.uk



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DISCLAIMER

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