



NAB WOOD  
CRESCENT, SHIPLEY,  
BD18 4HX

£197,500

3 Bedroom House

EPC Rating: E

LINLEY &  
SIMPSON

Calling FAMILIES old and young! This EXTENDED three bed semi in NAB WOOD is a great family home waiting to be filled. With a DOUBLE GARAGE and IMPRESSIVE REAR GARDEN this house has so much to offer including TWO RECEPTION ROOMS and a large KITCHEN/ DINER. There has previously been approved planning permission for a double story, side and rear extension which made the property a FIVE bedroom. In our opinion there is a very good chance of getting similar permission granted again in the future, but we do advise that the proper channels are followed to gain planning permission.

Nab Wood is a very desirable residential neighbourhood. Steeped in history, it is located between Saltaire and Bingley and has fantastic road links to both towns and the motorway network beyond. Looking over the famous River Aire, this area is consistently popular with families, young professionals and retirees to name but a few. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. So come to visit Nab Wood and see for yourself why people from across Yorkshire line up to live here!

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE**

Entrance to the house is two-fold. There is a traditional, large welcoming hallway accessed at the front of the house; or there is the side external door into the kitchen/ diner.

#### **DINING ROOM 10'11" X 11'8" (3.34 X 3.55)**

The 'formal' dining room is accessed from the front hallway and is at the front of the ground floor. The dining room is a great second reception room which could be used a number of different ways - originally this would have been the living room.

#### **LIVING ROOM 10'2" X 12'6" (3.09 X 3.80)**

Located to the rear of the first floor is a large reception room; the living room is a good sized reception room with a rear external door and views of the lovely rear garden. This living room feels light and airy in the summer and warm and cozy in winter.

#### **OFFICE/ RECEPTION ROOM**

To the rear of the house is what was the original kitchen; this space is currently being used as an office space but would be a great utility/ play area.

#### **KITCHEN/ DINER 13'0" X 10'4" (3.96 X 3.16)**

The kitchen/ diner is also located to the rear of the ground floor, this is a large extended room with three large uPVC windows facing out onto the rear garden. Because of these windows the room is filled with natural light and is as such the hub of the house.

### **FIRST FLOOR**

#### **MASTER BEDROOM 10'5" X 12'6" (3.17 X 3.80)**

Facing out over the rear aspect is the impressively sized master bedroom. Fantastic views, built in storage and ample natural light make this a lovely place to wake up and start the day (especially with the fantastic garden views).

#### **BEDROOM TWO 10'0" X 11'8" (3.06 X 3.55)**

The second bedroom is another good sized double bedroom, with a window facing out over the front aspect.

#### **BEDROOM THREE 7'3" X 8'6" (2.20 X 2.58)**

The third bedroom is a good sized single bedroom.

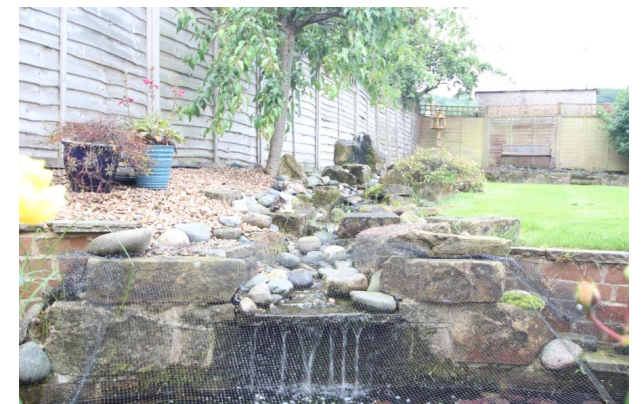
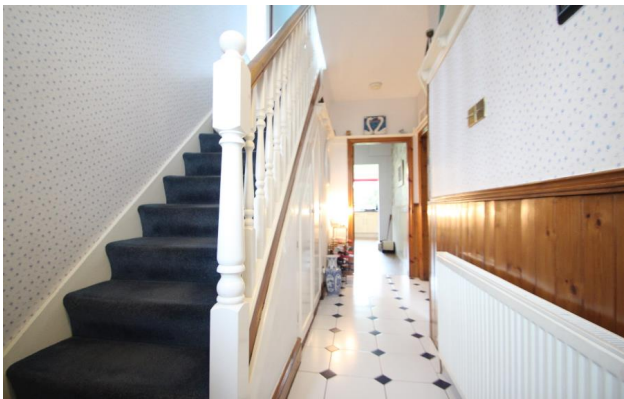
### **HOUSE BATHROOM**

The house bathroom is on the first floor and houses a three piece coloured suite with floor to ceiling tiles.

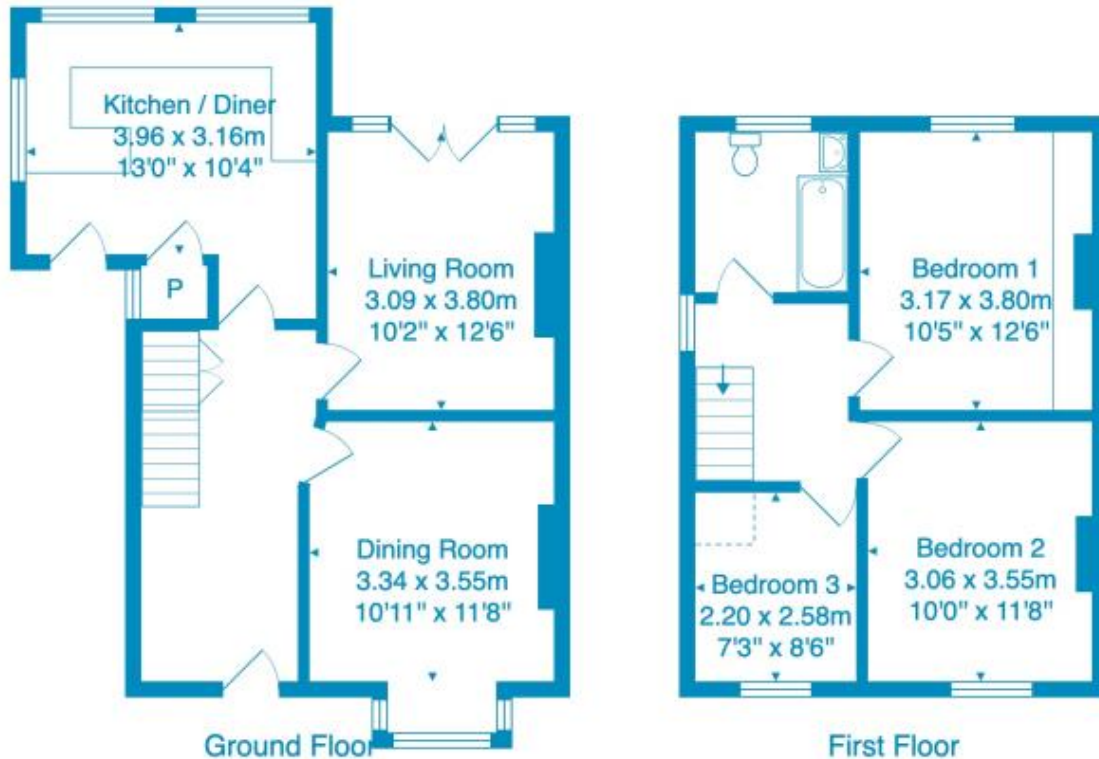
### **EXTERNALLY**

Externally to the front of the house is a double private driveway which leads to the double detached garage. There is a paved front garden too which could be made into additional storage or left as it is (a low maintenance garden). There is an impressive side patio laid with Indian Stone with ample space for an outside 8-10 seater table! Then the impressive rear garden is laid mostly to lawn which is very level and private. The only sound to hear is the trickling of the waterfall feature running down the side of the garden. This really is a lovely garden to enjoy (English weather permitting).

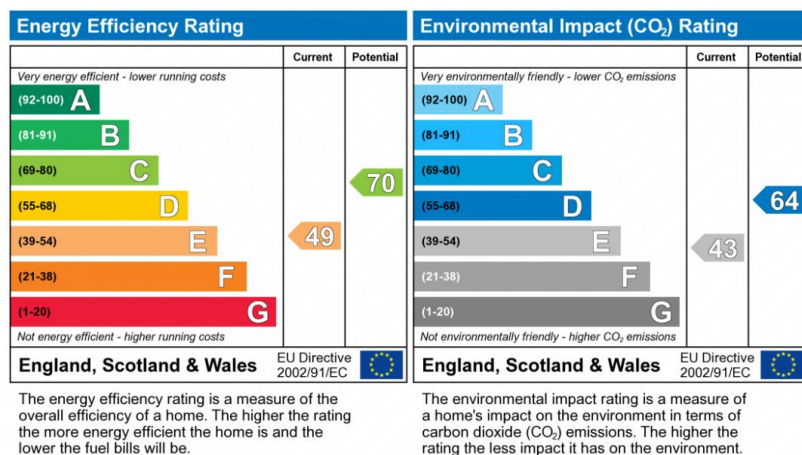








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