



2 Hollin Road, Shipley, West Yorkshire, BD18 2EB
£160,000

*****SEMI DETACHED***THREE BEDROOMS***WELL PRESENTED***FAMILY HOME***STUNNING GARDENS*****

HAMILTON BOWER are pleased to offer FOR SALE this three bedroom family home with stunning gardens and views. Early viewing is advised to fully appreciate all this home has to offer. Comprising of entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom. Off road parking with a double driveway and garage. Stunning gardens that have to be seen.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!!

ENTRANCE

Hallway. Gas central heating radiator.

LOUNGE

14'9" x 13'1" (4.5 x 4)

Spacious living area with an abundance of natural light from the front aspect bay window. Coal effect gas fire with surround. Gas central heating radiator.

DINING KITCHEN

14'4" x 9'10" (4.39 x 3)

The hub of this family home. Spacious open and light dining kitchen. With a range of fitted wall base units, contrasting work surface incorporating a sink unit with a mixer tap. Four ring gas hob and double oven. Plumbing for an automatic washing machine. Window to rear aspect with views.

SIDE PORCH

FIRST FLOOR

Landing. Side window offering natural light. Loft access.

BEDROOM ONE

12'7" x 8'6" (3.86 x 2.6)

Good size double master bedroom with a range of built in mirror fronted wardrobes.

BEDROOM TWO

10'2" x 9'10" (3.1 x 3)

Double bedroom with far reaching views to the rear elevation.. Gas central heating radiator.

BEDROOM THREE

9'6" x 6'1" (2.9 x 1.87)

Single bedroom with a window to the front elevation.

BATHROOM

Three piece suite with a corner bath, shower over, W.C and wash basin. Heated towel railing. Heated mirror. Frosted floral rear window to elevation.

EXTERNAL

To the rear is a large stunning private enclosed garden and views to North Cliff with the benefit of all day sun, offering two decking areas (one laid with artificial lawn), also having pebbled areas, a greenhouse, BBQ and possible vegetable patch. All gardens are very low maintenance. Due to the amount of land available there are opportunities (with appropriate planning) for an extensions whilst still maintaining a large family garden area. There is a driveway leading to a single garage with electric door, power points and lighting and independent alarm. The property also benefits from an alarm system and cctv, The loft has been boarded for storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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