



9 Calderwood Close, Shipley, BD18 1PZ

DOUBLE FRONTED DETACHED – FOUR BEDROOMS – 18ft plus MAIN RECEPTION ROOM – GARAGE – LOVELY WELL MAINTAINED GARDENS, LARGE PATIO TO THE REAR - Forming part of this ever popular modern development, handy for travel to both Shipley and Bradford. Rest assured this is a truly high calibre example that will delight even the most discerning. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£340,000

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COUNCIL TAX Bradford

Band E

TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 999 year lease was granted on 1/1/2003 - Our client advises the ground rent charges are £80 per annum. This information should be verified by your solicitor prior to proceeding.

ENTRANCE HALL Useful storage cupboard, guest WC - both tiled floor

LIVING ROOM 18'7" x 10'4" (5.66m x 3.15m)

Double aspect with French Doors leading to rear garden, tiled floor and integrated gas fire.

DINING ROOM 10'4" x 8'9" (3.15m x 2.67m)

KITCHEN 12'1" x 9'5" (3.68m x 2.87m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor, integrated fridge freezer and dishwasher. Tiled floor.

UTILITY ROOM 5'8" x 4'9" (1.73m x 1.45m)

LANDING Access to loft with ladder leading to generous storage area

MASTER BEDROOM 13'6" x 10'3" (4.11m x 3.12m)

Fitted wardrobes with matching furniture

EN-SUITE Shower cubicle, WC, wash basin, tiled floor

BEDROOM 2 10'4" max x 9'5" (3.15m max x 2.87m)

Fitted wardrobes and large storage cupboard

BEDROOM 3 10'9" x 6'2" (3.28m x 1.88m)

BEDROOM 4 8'9" (2.67) x 8'4" (2.54) max Plus robes

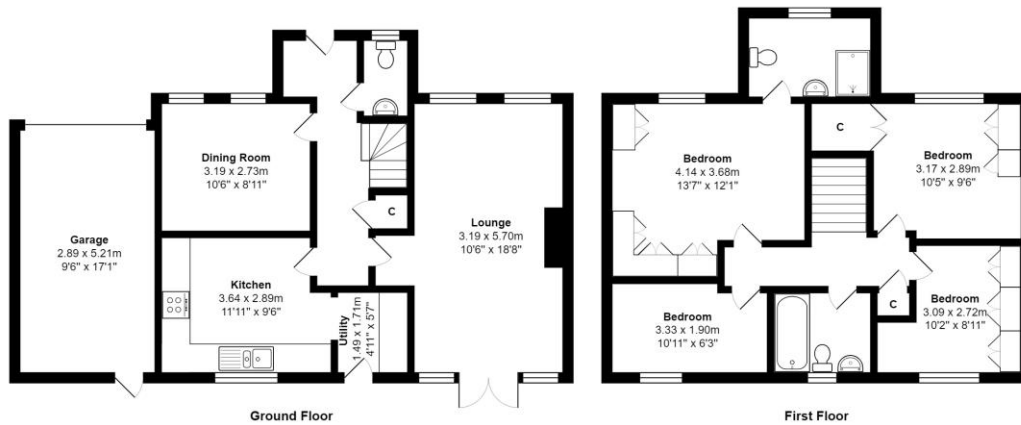
Fitted wardrobes, small matching dressing table

BATHROOM House bathroom with three piece white suite, tiled floor.

OUTSIDE Extensive drive with parking for two cars leading to attached garage, outside tap, electric point and EV charger.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 125.2 m² ... 1348 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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