



33 Calderwood Close, Stonegarth, Shipley, BD18 1PZ

NO CHAIN - Double fronted THREE BEDROOM DETACHED occupying arguably one of the best plots on the development! Built around 16 years ago with a 4 year old boiler recently serviced this DELIGHTFUL EXAMPLE has the look and feel of a show home. 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.

£299,500

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COUNCIL TAX Bradford

Band D

TENURE Leasehold - our vendor advises ground rent is £80 per annum - additional charges may be payable for upkeep of communal areas, the current owners are in the process of purchasing the freehold, therefore the intention is that the property will be freehold upon completion

ENTRANCE HALL Tiled floor with underfloor heating and ground floor W.C off

LOUNGE 17'8" x 9'9" (5.38m x 2.97m)

KITCHEN 17'7" x 8'8" (5.36m x 2.64m)

Selection of wall and base units, built in oven, hob and extractor, tiled floor with underfloor heating and patio doors

FIRST FLOOR LANDING Access to loft

BEDROOM ONE 12' max x 10'2" max (3.66m max x 3.1m max)

Fitted wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, wash basin, W.C, tiled floor with underfloor heating and tiled walls

BEDROOM TWO 11'7" x 9' (3.53m x 2.74m)

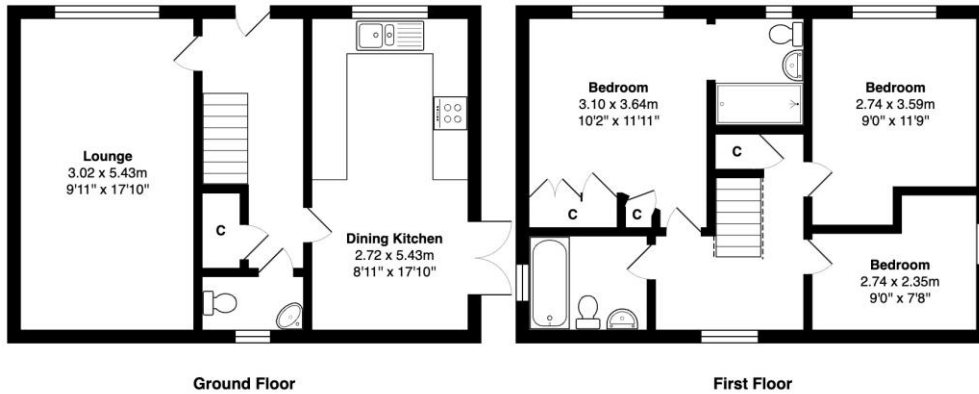
BEDROOM THREE 9' x 7'8" (2.74m x 2.34m)

BATHROOM Three piece white suite

OUTSIDE Envious plot with mature gardens and very pleasant garden to rear. Drive leads to apex roof garage

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: 84.9 m² ... 914 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(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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