



### **3 Glenside Road, Shipley, West Yorkshire, BD18 1EX**

NO CHAIN – Generously sized semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM family sized accommodation. The 18FT Kitchen, block paved drive and pleasant gardens further add to the appeal here. Forming part of this ever popular area handy for schools and amenities in both Thackley and Shipley. Contact Robert Watts to arrange YOUR VIEWING today.

**£220,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

## 3 Glenside Road, Shipley, BD18 1EX

### ENTRANCE HALL

**LIVING ROOM** 15'6" x 11'9" (4.72m x 3.58m)

**DINING ROOM** 11'9" x 10'6" (3.58m x 3.2m)

**KITCHEN** 18'8" x 6'8" (5.7m x 2.03m)

Selection of wall and base units, built in oven, hob and extractor

### LANDING

**LOFT SPACE** Good size loft space, boarded with velux window

**BEDROOM ONE** 13'3" x 9' (4.04m x 2.74m)

Built in wardrobes

**BEDROOM TWO** 10'7" x 9'2" (3.23m x 2.8m)

Built in wardrobes

**BEDROOM THREE** 8'2" (2.5) x 7' (2.13) (both excluding stairhead)

**BATHROOM** Four piece white suite comprising "jaquzzi" style bath, vanity wash basin, WC and shower cubicle. Tiled walls and floor.

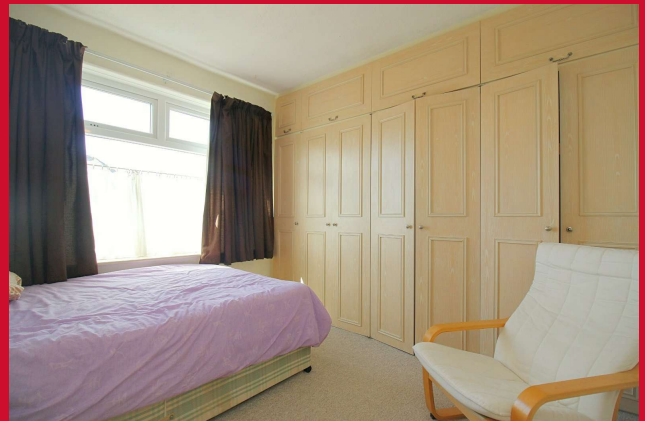
**OUTSIDE** Drive to garage with power and light. Pleasant gardens front and rear.

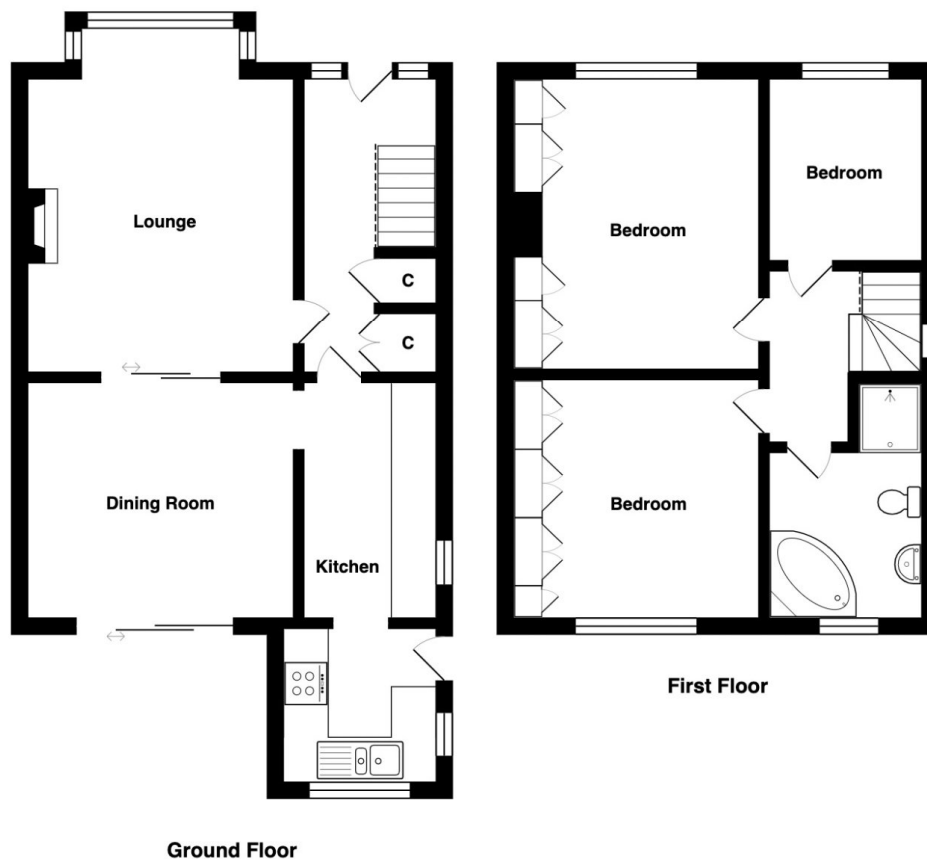
### COUNCIL TAX Bradford

Band C

**TENURE** Freehold

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: 88.9 m<sup>2</sup> ... 957 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

01274 614804 
 highfield@robertwatts.co.uk 
 robertwatts.co.uk  
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark