







3 Parkwood Road, Shipley, West Yorkshire BD18 4SS

- A well established three bedroom, two reception room semi detached family home
- Established, mature gardens to the front and rear
- The property is being offered for sale with no onward chain
- Requires a general scheme of modernisation and offers excellent potential
- Gas central heating, uPVC double glazing and ground floor w.c.
- Viewings are highly recommended
- Well proportioned accommodation with many retained features including lovely bay windows
- Highly sought after location close by to Saltaire, train links and local primary schools

£270,000 Freehold

JJ ESTATES

3 Parkwood Road, Shipley, West Yorkshire BD18 4SS

DESCRIPTION

A three bedroom, two reception semi detached home located on the much sought after Parkwood Road conveniently positioned within close proximity to Saltaire Village, train links and local primary schools.

The well cared for property offers a traditional layout with the added benefit of a single storey extension to the rear creating a larger kitchen and the addition of a ground floor w.c. The property is fitted with double glazing, gas fired central heating and would benefit from a scheme of modernisation throughout. The accommodation in brief comprising: Entrance hall, well proportioned living room with bay window, dining room with adjoining timber sun room which in turn leads to the property's westerly facing enclosed rear garden. Fitted kitchen and ground floor w.c.

At first floor level there are three bedrooms, the master bedroom again with a lovely bay window, bedroom two looks over the rear garden and there is a smaller third bedroom, separate w.c. and bathroom with fitted suite.

Externally the property stands in level gardens to the front and rear, the rear garden being a particularly attractive feature with paved areas, lawn and established planting / shrubs and enjoys the afternoon / evening sunshine.

The property has a gated driveway which leads to an old garage that requires replacement, the vendors advise the fabric of the garage is likely to contain asbestos.

The property is well placed for an excellent array of amenities in nearby, Saltaire, Shipley and Bingley, including a range of shops, supermarkets, primary and seniors schools, leisure facilities and transport links including Sataire Railway Station which provide direct access to both Bradford & Leeds City Centres.

Conveniently being offered for sale with no onward, this is an excellent opportunity for those wishing to place their own stamp upon a property.















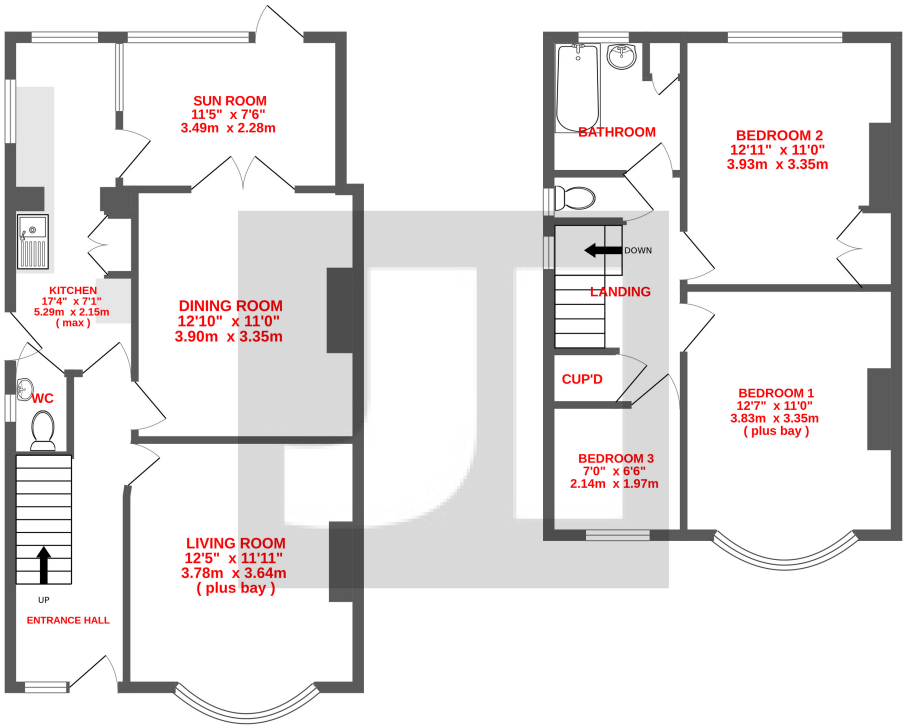






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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