

HUNTERS[®]

HERE TO GET *you* THERE



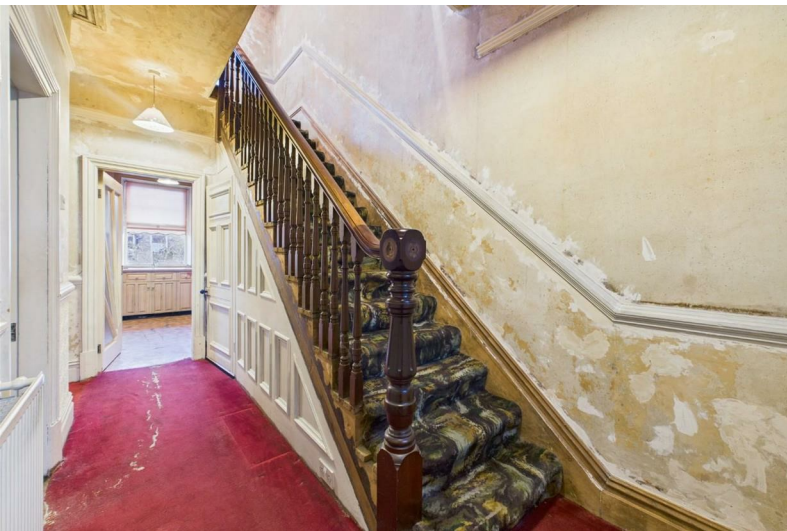
Sherwood Grove

Shipley, BD18 4EB

Asking Price £235,000



Council Tax: C



4 Sherwood Grove

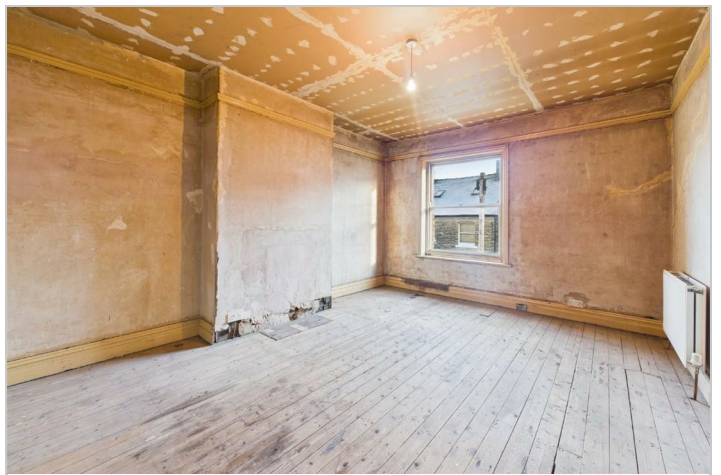
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N.B.

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.



A map of the Roberts Park area. A red pin is located on Bingley Rd, between Saltaire Rd and Moorhead. The map shows Roberts Park to the north, Saltaire to the east, Moorhead to the south, and Nab Wood to the west. Roads shown include Bingley Rd, Saltaire Rd, and Bradford Rd. The Google logo and 'Map data ©2020' are visible at the bottom.

Floor 0

Living Room
4.65 x 4.38 m

Dining Room
4.83 x 2.87 m

Kitchen
2.91 x 3.54 m

Hallway
4.04 x 2.15 m

Entry
0.88 x 2.03 m

Floor 1

Bedroom
4.61 x 4.39 m

Bedroom
4.84 x 3.77 m

Bedroom
2.82 x 2.06 m

Bathroom
3.04 x 2.66 m

Landing
3.51 x 1.73 m

Floor 2

Bedroom
4.84 x 6.28 m

Approximate total area⁽¹⁾
145.7 m²

Reduced headroom
4.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Please contact our Hunters Shipley Office
on 01274 594040 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2012/27/EC

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