

HUNTERS[®]

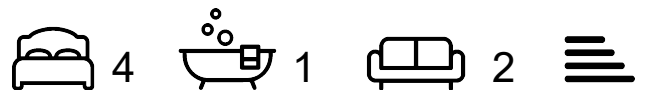
HERE TO GET *you* THERE



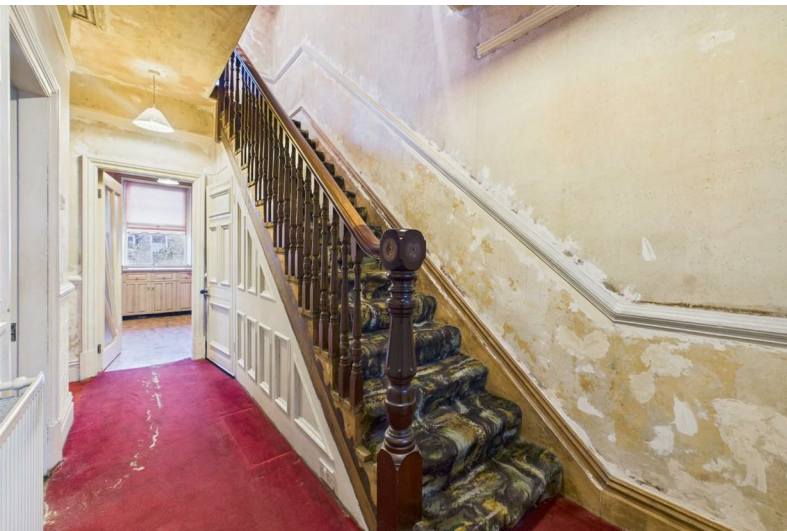
Sherwood Grove

Shipley, BD18 4EB

Asking Price £235,000



Council Tax: C



4 Sherwood Grove

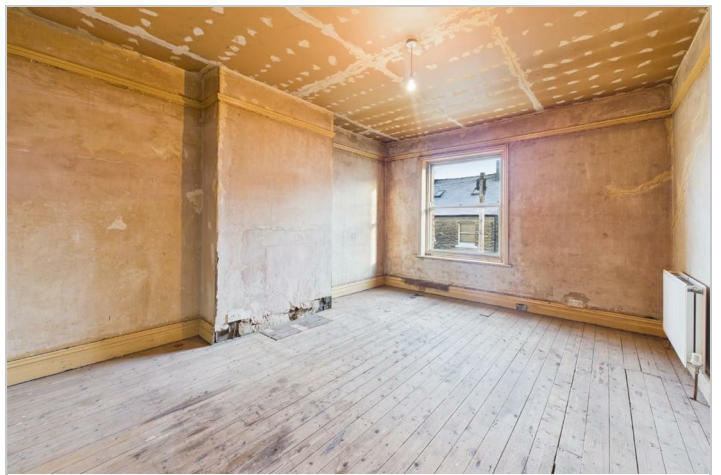
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N.B.

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 showing the area around Roberts Park. A red pin is located on Bingley Rd, near the intersection with Saltaire Rd. The map also shows Moorhead, Nab Wood, and Bradford Rd. The Google logo and 'Map data ©2026' 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 2.05 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 1.75 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 2002/91/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 2002/91/EC

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