



## Coach Road, , Shipley, West Yorkshire, BD17 5HU

- 3 Bedrooms
- Popular Location
- Close to Train Station
- Occasional Attic Room
- Close to Schools
- Viewing Advised

**Price £225,000**





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## DESCRIPTION

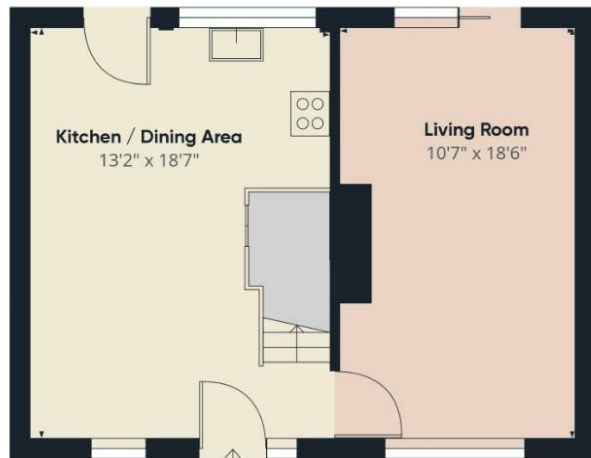
Hunters Estate Agents are delighted to bring to the market this stunning 3 bedroom plus occasional attic rooms family home. The property is situated within walking distance to Titus Salt Secondary School and Glenaire Primary School along with local shops and Roberts Park. Just a short drive away Shipley Town Centre offers local amenities for day to day needs and Shipley Train Station giving access to Leeds City Centre and the wider rail network. Internally the property briefly comprise dining kitchen, lounge, first floor landing, 3 bedrooms, house bathroom and 2 occasional attic rooms. Externally the property is approached by a parking space, lawned gardens and decked seating area, to the rear of the property is an enclosed garden with summerhouse, decked patio area and Astroturf garden space. Viewing is highly recommended to avoid disappointment.







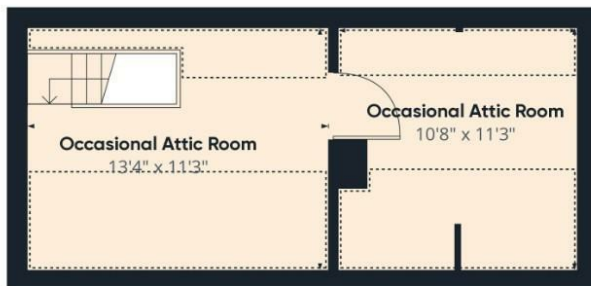




Floor 0



Floor 1



Floor 2

Approximate total area<sup>19</sup>

1120.32 ft<sup>2</sup>

Reduced headroom

148.47 ft<sup>2</sup>

Excluding balconies and terraces

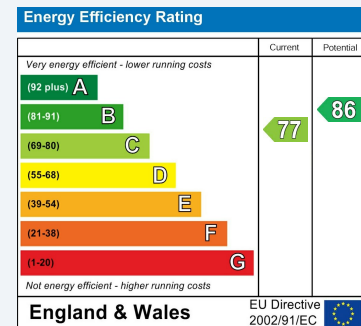
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

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.



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [shipley@hunters.com](mailto:shipley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.