



Glenaire Drive, Shipley

- 3 Bedroom
- Walking Distance to Schools
- Parking for Several Cars/Caravan
- Plus Attic room
- Popular Location
- Conservatory

Asking Price £275,000

HUNTERS®

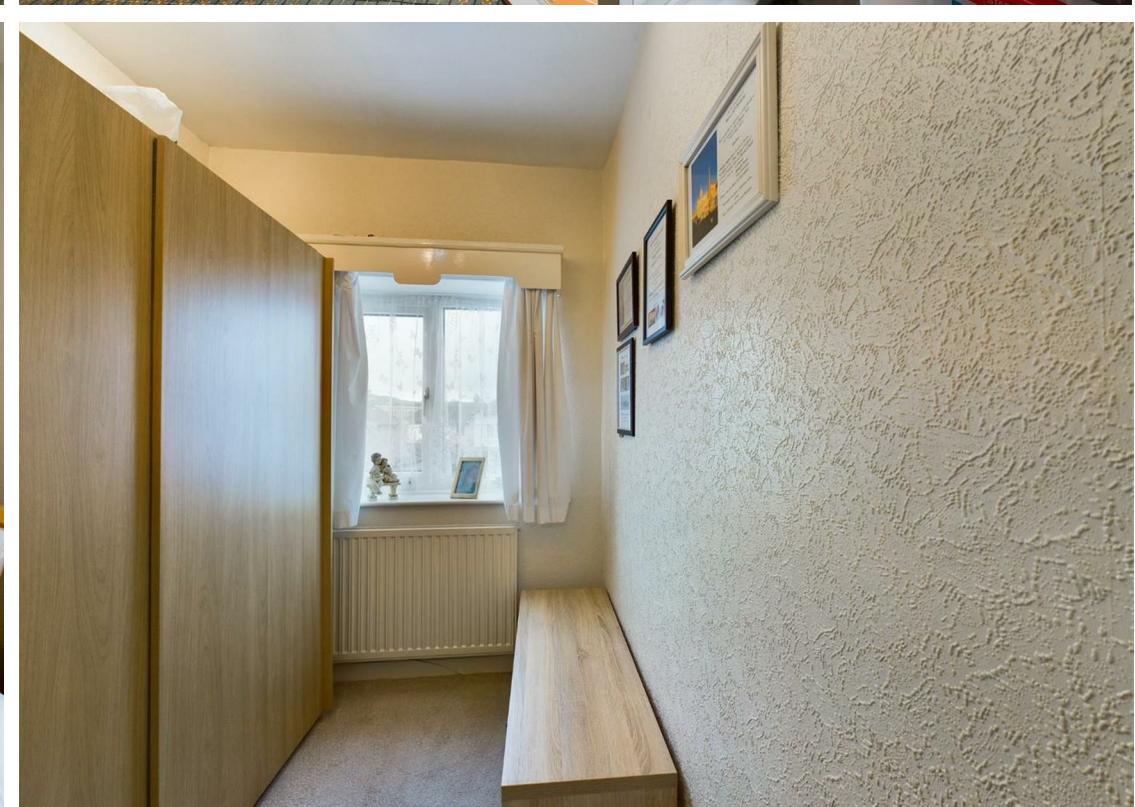
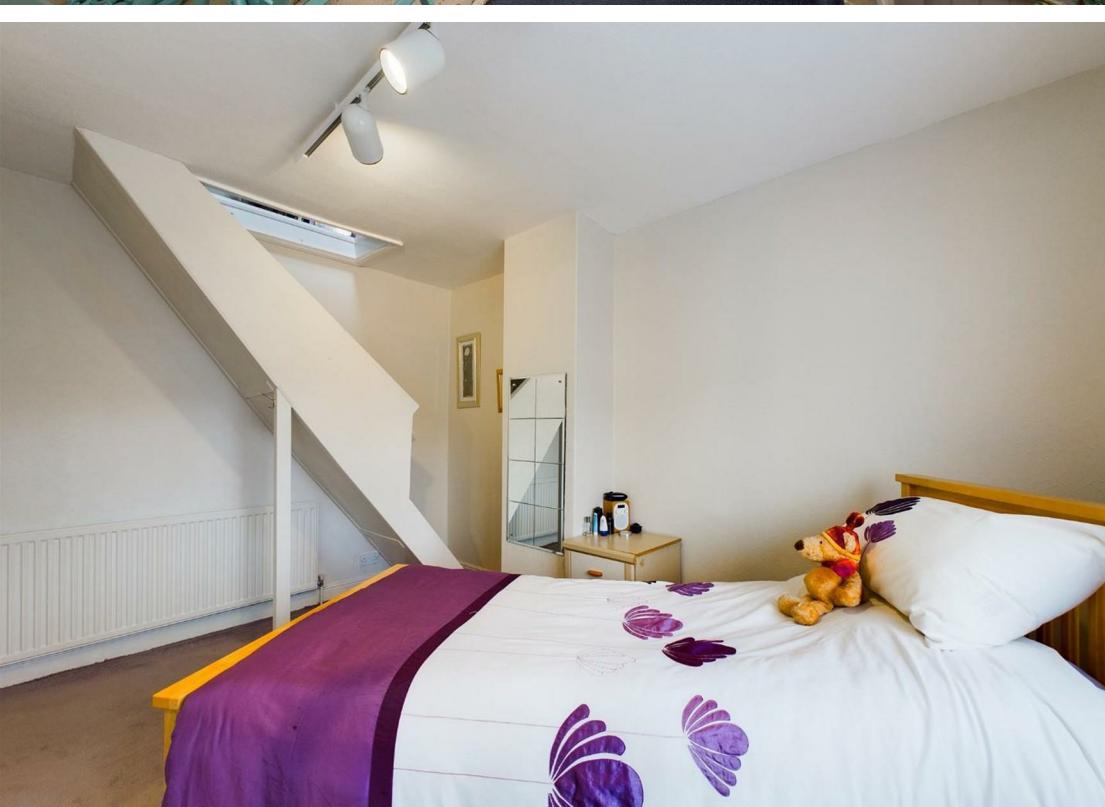
HERE TO GET *you* THERE

Glenaire Drive, Shipley

DESCRIPTION

Hunters Estate Agents are delighted to offer to the market this 3 bedroom semi detached property that simply must be viewed to fully appreciate. Located in a highly popular residential area within walking distance to both Titus Salt Secondary and Glenaire Primary School along with local amenities catering for day to day needs and the ever popular Roberts Park. Internally the property briefly comprises entrance hallway, lounge, dining room, kitchen and conservatory to the ground floor, to the second floor there are 3 bedrooms and house bathroom and attic storage room accessed via bedroom 2. Externally the property has ample parking for several cars/caravan, detached garage and enclosed rear garden. early viewing is highly recommended



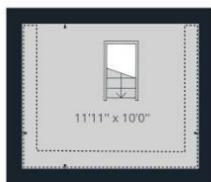




Floor 0 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area⁽¹⁾

1050.97 ft²

Reduced headroom

41.58 ft²

(1) 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	
(69-80)	C	62	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Viewing

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

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



HUNTERS®

HERE TO GET *you* THERE