



## Beck View Way, Shipley

- 2 Bedrooms
- Close to Shipley Town Centre
- Well Presented
- Close to Train Station
- Off Street Parking
- Enclosed Garden

Tenure: Freehold

Asking Price £165,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Beck View Way, Shipley

## DESCRIPTION

Welcome to this beautifully presented 2 bedroom townhouse located in a popular housing development, conveniently situated within walking distance to Shipley Train Station and Shipley Town Center.

Upon entering this lovely home, you will immediately notice the spacious and bright living area which is perfect for relaxing and entertaining guests. The ground floor also features a modern kitchen and cloak room.

As you make your way up the stairs, you will find two generously sized bedrooms, both of which boast plenty of natural light. The bedrooms share a well-appointed bathroom, which features a bathtub and shower over.

One of the standout features of this property is the enclosed rear garden, which provides a peaceful and private outdoor space for relaxing and entertaining. This beautiful garden has been well maintained and features a patio area, perfect for al fresco dining or enjoying a summer BBQ with friends and family.

The property also benefits from off-street parking, double glazing, and gas central heating, ensuring that you stay warm and cozy during the colder months.

Overall, this stunning 2 bedroom townhouse is ideal for first-time buyers, young families, or anyone looking for a beautiful home in a convenient location. Book a viewing today to appreciate all that this property has to offer!





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
635.81 ft<sup>2</sup>

Reduced headroom  
1.08 ft<sup>2</sup>

(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

Council Tax: B

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>97</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>83</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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

## 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