

Poplar Crescent, , Shipley, BD18 2HH

- THREE/FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE
- TWO BATHROOMS
- SAUGHT AFTER LOCATION
- SOLAR PANELS
- DRIVEWAY AND GARAGE
- FLEXIBLE GROUND FLOOR GUEST OR OFFICE WITH ENSUITE
- LIVING ROOM-DINING
- OPEN ASPECT OVERLOOKING FIELDS TO THE FRONT
- STAGGERED REAR GARDEN WITH DECKING IDEAL FOR ENTERTAINING
- EPC GRADE C - COUNCIL TAX BAND B

Offers In The Region Of £230,000

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This three-bedroom extended semi-detached house with occasional room and ensuite is **for sale** in a sought-after residential area of Shipley, offering good-condition accommodation suited to families, first time buyers and investors.

The ground floor provides a separate reception room and a kitchen, with an additional occasional ground floor room / bedroom benefitting from an ensuite, it is ideal if other family members live with you or offers flexibility as a guest space or home office. It was originally built for an elderly disabled member of the family. There are an additional two double bedrooms and one single bedroom, together with a bathroom featuring a heated towel rail. There are two bathrooms in total.



Externally, the property features a staggered rear garden with decking, creating a defined area suitable for outdoor dining and entertaining. The low-maintenance front and rear gardens are complemented with the view of fields to the front, providing an attractive open aspect. Practical benefits include a drive for off-street parking, a single garage, and solar panels.

Shipley town centre offers a range of shops, cafés and everyday amenities, with nearby schools serving the local community. Roberts Park and the River Aire are within easy reach, providing green space, riverside walks and leisure opportunities.

Public transport links are a key advantage, with Shipley railway station offering regular services to Leeds (around 15 minutes), Bradford Forster Square (around 10 minutes) and Skipton (around 30 minutes), making this a convenient base for commuters. Local bus routes further connect surrounding neighbourhoods and key destinations.



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GROUND FLOOR

Hallway
6'7" x 11'9"

Kitchen
8'7" x 9'2"

Living Room - Dining
11'2" x 21'7"

Occasional Room
7'7" x 7'10"

Ensuite
3'9" x 6'6"

FIRST FLOOR

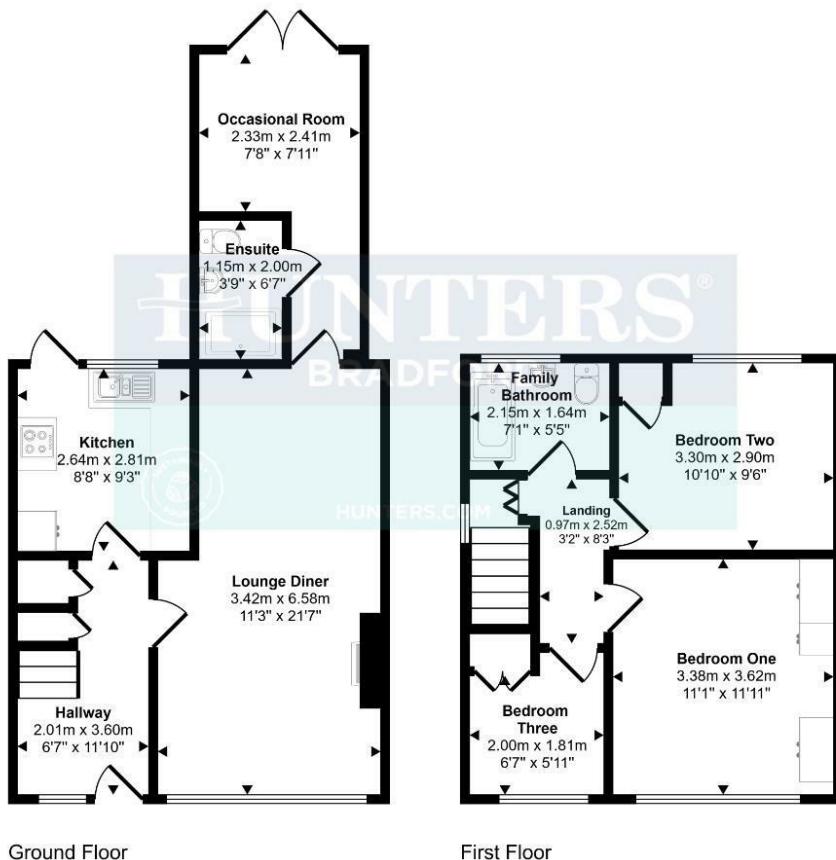
Landing
3'2" x 8'3"

Bedroom One
11'1" x 11'10"

Bedroom Two
10'9" x 9'6"

Bedroom Three
6'6" x 5'11"

Family Bathroom
7'0" x 5'4"



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact bradford@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.

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		
(69-80)	C	75	78
(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.