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## Cygnets Way, Shipley, BD17

£260,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: B

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# Cygnnet Way

## BD17

### Key features:

- Three Bedroom Semi-Detached
- Modern Kitchen
- Gas Central Heating
- Quiet Cul-De-Sac
- Downstairs WC/Utility Room
- Ready To Move In
- Large Bedrooms
- Driveway
- Council Tax Band: C



### Why you'll like it

A beautifully presented three bedroom semi-detached house built approx. five years ago. This home benefits from gas central heating, driveway, UPVC double glazed windows and is tastefully decorated. This is the perfect family home, it is beautifully decorated throughout and is ready to move in to! Viewing is highly recommended to appreciate the size and finish of this property

The property consists; Spacious entrance hall with under stair storage, Open plan living/dining/kitchen providing a versatile living area. Modern fitted kitchen with gas hob and oven, extractor hood, and a range of wall and base units and ample space for dining table. Stunning large lounge with access to the rear garden via bi folding doors or double doors. Downstairs WC/Utility with wash basin, and space for washer and dryer

To The First Floor: Large landing with floor to ceiling window providing ample natural light, spacious double bedroom with Juliet balcony providing ample natural light. Second bedroom again with Juliet balcony. Stunning modern family bathroom with three piece suite with shower over bath, vanity wash hand basin, WC and heated towel rail.

To The Second Floor; Large double bedroom with double glazed dormer window to front, ample storage cupboard into the eaves, fitted wardrobe and access to En-Suite with three piece suite with standing step in shower, vanity wash hand basin and WC

To The Outside: Large driveway with ample off road parking space for two vehicles. Rear garden part paved part grass, perfect for entertaining friends and family

This home is situated perfectly for local amenities and within commuting distance of all major surrounding towns including Leeds and Bradford. Shipley Railway station is close by. Viewing is essential!

ENTRANCE HALL 16' 0" x 6' 6" (4.9m x 2m)

LOUNGE 10' 5" x 14' 9" (3.2m x 4.5m)

KITCHEN/DINER 17' 0" x 8' 0" (5.2m x 2.45m)

WC/UTILITY 5' 10" x 5' 6" (1.8m x 1.7m)

BEDROOM ONE 14' 11" x 9' 6" (4.55m x 2.9m)

BEDROOM TWO 7' 10" x 11' 9" (2.4m x 3.6m)

BATHROOM 7' 10" x 5' 6" (2.4m x 1.7m)

BEDROOM THREE 16' 4" x 15' 8" (5m x 4.8m)

ENSUITE 7' 2" x 5' 10" (2.2m x 1.8m)

