



10 Hirst Wood Crescent, Hirst Wood, Shipley, West Yorkshire, BD18 4BY
Offers In The Region Of £240,000

HAMILTON BOWER are pleased to offer for sale this most spacious and light FOUR DOUBLE BEDROOM SEMI DETACHED family home in popular residential location. Early viewing is advised to fully appreciate all this family home has to offer. Comprising of entrance porch, hallway, ground floor WC and hand basin, spacious lounge, dinning room, kitchen, conservatory, four double bedrooms and a house bathroom. Ample off road parking to the front. Good sized enclosed gardens to front and rear of the property with a garden shed as well as a timber workshop which is fully insulated and has an electricity supply.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

PORCH

ENTRANCE

Hallway.

W.C

Ground floor W.C and wash basin.

LOUNGE

17'7" x 11'9" (5.379 x 3.6)

A large light living area. Windows to both front and rear aspects. Feature gas fire with surround.

DINING ROOM

11'5" x 11'1" (3.5 x 3.4)

Spacious and light dining room to the front aspect of this spacious family home.

KITCHEN

10'9" x 8'2" (3.3 x 2.5)

With a range of fitted wall and base units with a contrasting work surface incorporating a sink unit. Four ring gas hob, electric oven and extractor over. Plumbing for an automatic washing machine.

CONSERVATORY

With doors out onto rear garden.

FIRST FLOOR

Landing.

BEDROOM ONE

14'6" x 11'11" (4.436 x 3.64)

Spacious and light double bedroom with a window to the front elevation. Walk in storage cupboard with hanging rail.

BEDROOM TWO

11'9" x 9'10" (3.6 x 3)

Large double bedroom with a window to the front elevation offering a flood of natural light.

BEDROOM THREE

11'4" x 7'10" (3.4 x 2.4)

Good size double bedroom. Window to rear elevation.

BEDROOM FOUR

9'3" x 7'10" (2.84 x 2.4)

Good size fourth bedroom. Window to rear elevation.

BATHROOM

Three piece white suite with a bath, shower over, W.C and wash basin. Frosted window to rear elevation.

EXTERNAL

To the front there is off road parking for up to four cars and a well kept lawn. To the rear a good size lawned garden and paved patio area. Garden shed AND a timber workshop (which is fully insulated and has an electricity supply).

