



## 35 Norwood Road, Shipley, Bradford, West Yorkshire, BD18 2AZ Asking Price £200,000

Offered to the market is this spacious FOUR BEDROOM FAMILY HOME located in Shipley - BD18 with local amenities and popular schools nearby. Set over four floors, with a large master bedroom, two reception rooms, and versatile living accommodation, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance porch, living room, reception room, dining kitchen, occasional room, two first floor double bedrooms, house bathroom, two second floor bedrooms.

Externally the property has a front yard with a larger low-maintenance garden to the rear with access from the rear reception room or from the lower ground floor dining kitchen.

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## GROUND FLOOR

### Entrance

Entrance porch to the front of the property offering space for coats and shoe storage.

### Reception Room

Reception room with a bay window view to the front of the property.

With laminate flooring throughout, a central fireplace, alcove shelving and versatile use as an extra living room or full dining room.

### Living Room

Living room to the rear of the property with access to the rear garden and down to the kitchen.

With laminate flooring throughout, a central fireplace, alcove shelving and space for a large suite.

## LOWER GROUND FLOOR

### Dining Kitchen

Well-presented dining kitchen to the lower ground with accompanying occasional room and access to the garden.

The kitchen is fitted with a wide range of wall and base units with complementary worktops and tiled splashbacks.

Appliances - free-standing fridge/freezer, range cooker with extractor, washing machine, sink with drainer and dishwasher.

The room offers ample space for a family dining table with chairs as seen.

### Occasional Room

Occasional room to the front of the lower ground floor leading off the dining kitchen.

Offering versatile use as a utility room, dining room or home office.

## FIRST FLOOR

### Primary Bedroom

Generous primary bedroom with laminate flooring and a view to the front of the property.

With alcove shelving and fitted cupboards, offering space for a large bed with side tables and wardrobes.

### Bedroom

A further first floor bedroom, a single/three-quarter bedroom with a view to the garden.

With laminate flooring throughout, full-length fitted wardrobes and potential use as a home office.

### Bathroom

Contemporary house bathroom to the first floor with frosted window to the rear of the property.

With wall-tiling, laminate flooring and three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## SECOND FLOOR

### Bedroom

Second floor bedroom, with velux window to the rear of the property.

With laminate flooring, eaves storage and space for a single/three-quarter bed with dressing furniture.

### Bedroom

Fourth bedroom, a double bedroom with bay window view to the front of the property.

Offering ideal space for a double bed with side table, wardrobes and desk.

## EXTERNAL

### Rear

Low-maintenance gated garden to the rear of the property with access from the living room or dining kitchen.

Flagged throughout with border fencing and offering an ideal area for outdoor seating.

