



**26 Clifton Place, Shipley, BD18 2AB**  
**£895 Per Calendar Month**

Recently modernised to a high standard is this deceptively spacious FIVE BEDROOM mid terrace property located close to Shipley Town Centre.





A well presented character property well positioned to access Shipley Town Centre with all its amenities and excellent transport links. Set over four floors, the deceptively spacious residence has been extensively improved and offers an abundance of modern home comforts.

COUNCIL TAX BAND - A

EPC RATING - D

## GROUND FLOOR

### LOUNGE

Pleasant main reception space with high ceiling, cornice and ceiling rose. Central heating radiator and double glazed window.

### DINING KITCHEN

Modern fitted kitchen with a range of white units with a contrasting work surface over. Electric oven with ceramic hob. Double glazed window and central heating radiator.

### W.C

Low flush W.c and hand wash basin in white. Double glazed window.

## LOWER GROUND FLOOR

### BEDROOM/SITTING ROOM

A lower ground floor room with door to the rear yard. The room could form a fifth bedroom or extra reception room. Double glazed window and central heating radiator.

## FIRST FLOOR

### LANDING

### BEDROOM

Good size double bedroom to the front elevation with a double glazed window and central heating radiator.

### BEDROOM

To the rear elevation with a double glazed window and central heating radiator.

### BATHROOM

Three piece bathroom suite in white, heated towel rail and double glazed window.

## SECOND FLOOR

### LANDING

### BEDROOM

Velux window and central heating radiator.

### BEDROOM

Velux window and central heating radiator.

### EXTERNAL

Gated space to the front and good size yard to the rear.

