



## 23 Beck View Way, Shipley, BD18 2FB Offers In The Region Of £190,000

**\*\*THREE BEDROOM FAMILY HOME\*\* \*\*MASTER WITH EN-SUITE\*\* \*\*NO ONWARD SALE CHAIN\*\***

HAMILTON BOWER are pleased to welcome to the market FOR SALE this immaculately presented THREE BEDROOM END TERRACE FAMILY HOME located on a modern development within close proximity to Shipley town centre and train station. With off-street parking for two cars, master bedroom with en-suite and a good-sized recently improved garden to the rear, we expect this property to appeal to family buyers looking for a home in the local area. Internally comprising; entrance hall, kitchen/dining room, living room, wc, master bedroom with en-suite shower room, two further first floor bedrooms, house bathroom and loft. Externally the property has a driveway to front and a large well-presented garden to the rear with new decking recently fitted. The property benefits from gas central heating and double glazing throughout and is being offered with no onward sale chain.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !





## GROUND FLOOR

New LVT flooring has been fitted to the ground floor rooms with the kitchen, hallway and wc all featuring this.

### Kitchen/Dining Room

Well-presented open-plan kitchen/breakfast room with matching white gloss wall and base units with contrasting black worktops.

The kitchen is fitted with new LVT flooring, gas hob with undercounter oven/grill, sink with drainer, dishwasher, space for a fridge freezer and plumbing for appliances.

A good-sized dining table and chairs can be accommodated to the front window.

The blinds for the kitchen are being included with sale of the property.

### Living Room

Spacious living room to the rear of the property with under-stairs store and double doors onto the garden.

The room can accommodate a large suite as seen and a small dining area if preferable.

The blinds for the living room are being included with the sale of the property.

### WC

Downstairs WC with towel rail and wash basin.

## FIRST FLOOR

### Master Bedroom

Immaculate master bedroom with wardrobe store and accompanying en-suite shower room.

The master overlooks the rear garden and accommodate a large bed and dressing furniture.

### En-Suite

Master bedroom en-suite shower room with matching white three-piece suite as seen - corner shower, wc and wash basin.

### Bedroom

Second double bedroom, with a view to the front of the property and ample space for a large bed and dressing furniture.

### Bathroom

House bathroom with frosted glass window and matching white three-piece suite as seen - bath, wc, wash basin and towel rail.

### Bedroom

**\*\*NO PHOTO ADDED\*\***

Third bedroom with a view to the rear of the property, a single room with space for a bed and dressing furniture.

The room if preferable can be used as a home office for those working remotely.

## EXTERNAL

### Driveway

Double driveway to the front of the property with shrubs to each side leading to gate for side access to garden.

To the front of the house is an electric plug point ideal for electric car/garden tools.

### Rear Garden

Recently improved garden to the rear of the property with enclosed fencing and backing onto the nearby beck offering a quiet, private setting.

A large deck has recently been added to the garden to the rear and also featured is a central lawn and patio area leading from the house.

### Property Information

EPC -

Council Tax Band -

