



## 3 Fairbank

ShIPLEY, BD18 2EW

Offers Around £100,000 Freehold







Presented to the market with the benefit of no upper chain is this back to back, stone built mid-terraced home with a low maintenance front garden. Featuring double glazing, central heating and well presented, two bedroom accommodation set over two floors plus a useful keeping cellar, this home would be an ideal first step onto the property ladder or investment purchase.

### Location

Fairbank is a popular residential street accessed via both Crag Road and Owlet Road. This sought-after location has excellent transport links into both Shipley or Bradford, with Shipley Railway Station being less than a mile away, and good local schools.

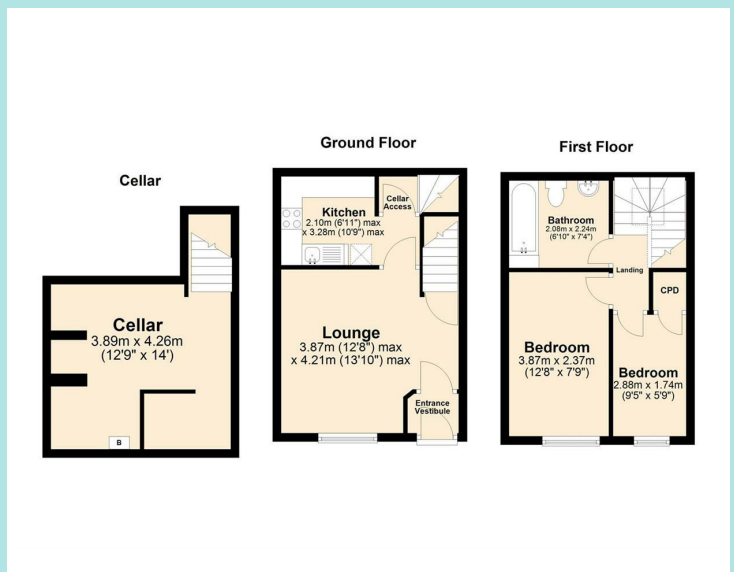
### Accommodation

A uPVC door leads into a small entrance vestibule with further door leading into the Lounge with ample natural light via a large window to the front elevation. Set at the rear of the property is the kitchen which enjoys a range of base, wall and drawer units with tiled splashbacks. Contrasting worksurfaces incorporate a four ring electric hob with extractor above, and a stainless steel sink with drainer and mixer tap. There is an integrated electric oven, space from a fridge freezer and plumbing for a washing machine. An enclosed staircase gives access to the useful keeping cellar with stone flagged floor. The boiler is located to the external wall.

From the lounge, a further enclosed staircase leads up to the first floor landing which has natural light via a skylight. There are two bedrooms, each with a window to the front elevation. The smaller bedroom benefits from a small fitted cupboard. Completing the accommodation, the house bathroom features a white suite comprising: wash hand basin, WC and bath with shower over and glass shower screen. With part tile walls, an extractor fan and heated towel rail.

Externally, to the front of the property is a low maintenance garden with paved pathway, stone wall boundaries and a timber gate.

Council tax band: A  
EPC rating: C  
Ground rent: N/A  
Service charge: N/A



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