whitegates









Kilburn Drive, Shipley View, DE7 8UT

3 | 1 | 2 | EPC D

Asking Price: £230,000

Freehold



Kilburn Drive,
Shipley View, DE7 8UT

3 bedrooms
1 bathroom
2 reception rooms

Asking Price: £230,000

- Semi Detached House
- Three Bedrooms
- Re-Fitted Kitchen / Dining Room
- Gas C/H, UPVC Double Glazed
- Cul-De-Sac Location
- Driveway & Garage
- Viewing Essential To Appreciate

Council Tax Band: B

Semi detached house in a sought after cul-de-sac location having undergone many recent improvements and worthy of an internal inspection to appreciate. Many benefits include gas central heating with replacement boiler and UPVC double glazing. Entrance hall, lounge, re-fitted kitchen / dining room with appliances. Landing, three bedrooms and a family bathroom. Off road parking for several cars, detached garage and an attractive rear garden.

Entrance Hall

Double glazed composite door and a UPVC double glazed obscure window to the front aspect. Radiator and stairs to the first floor landing with an under stairs storage cupboard.

Lounge

13'1" x 10'6" (4m x 3.2m)

UPVC double glazed window to the front aspect, radiator and part glazed double doors into the kitchen / diner.

Kitchen Dining Room

16'9" x 10'2" (5.1m x 3.1m)

Re-fitted with an excellent range of modern matching base and eye level units with work surface space and splash backs. A range of appliances include a four







ring gas hob set into the work surface with extractor hood over and fitted oven below. Fitted fridge / freezer, dishwasher and automatic washer / dryer. Single drainer sink unit, breakfast bar top, radiator, UPVC double glazed window to the side aspect and a UPVC double glazed sliding patio door to the rear aspect.

Landing

UPVC double glazed window to the side aspect and a radiator.

Bedroom One

12'10" x 9'10" (3.9m x 3m)

Range of fitted wardrobes with three full height sliding doors, radiator and a UPVC double glazed window to the front aspect.

Bedroom Two

11'4" x 10'3" (3.45m x 3.12m)

Built in cupboard housing a wall mounted replacement combination condensing gas boiler (replaced since last EPC was done). Radiator and a UPVC double glazed window to the rear aspect.

Bedroom Three

9'8" x 6'6" (2.95m x 1.98m)

Built in storage cupboard, radiator and a UPVC double glazed window to the front aspect.

Bathroom

6'3" x 6'3" (1.9m x 1.9m)

Panel bath with a fitted shower over, pedestal hand wash basin, low flush WC, tiled walls, heated towel rail / radiator and a UPVC double glazed obscure window to the rear aspect.

Front

The property is situated in a residential close and has off road parking to the front and a driveway running along the side of the property via double timber gates to the rear.

Garage

Detached garage (roof may contain asbestos) with a single up and over door.

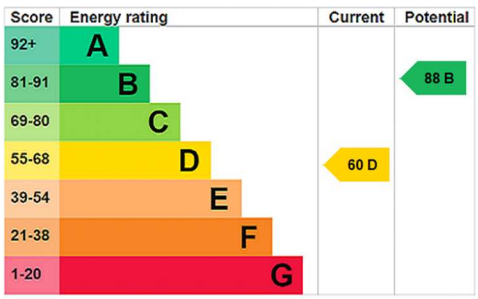
Rear

Patio area leading to a lawned garden with wooden fencing. Outside water point and security lighting.










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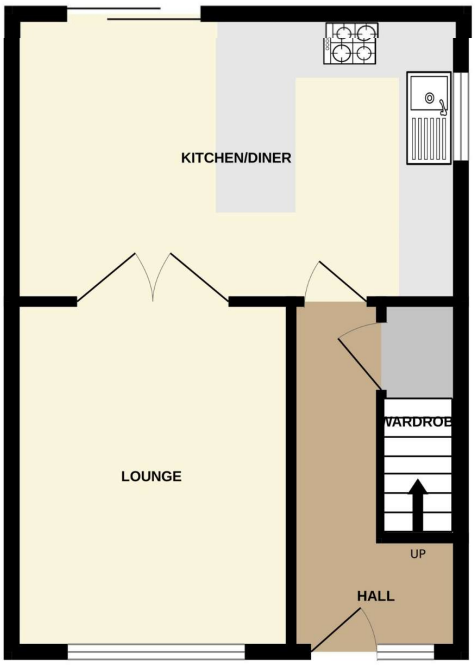




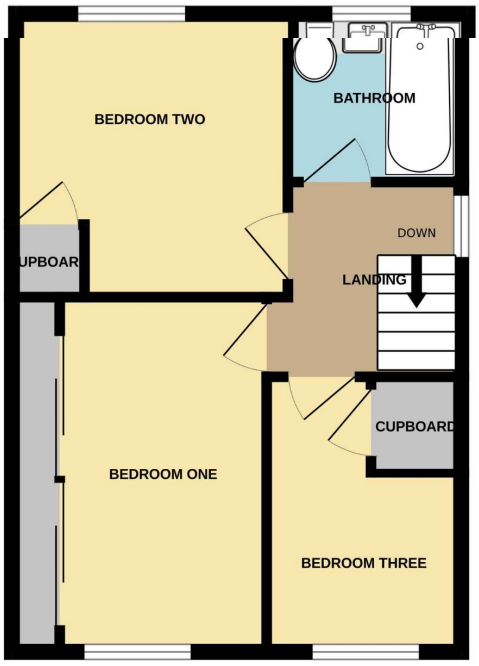




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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