whitegates









Barclay Court, Shipley View, DE7 9HJ

3 1 2 EPC C

£950 PCM



Barclay Court, Shipley View, DE7

3 bedrooms
1 bathroom
2 reception rooms

£950 PCM

Available From: 14/09/2026
Security Deposit: 5 Weeks Rent
Council Tax Band: B

- Modern Semi Detached, Three Bedrooms
- Two Reception Rooms, Fitted Kitchen
- Downstairs WC and Conservatory
- Gas C/H, UPVC Double Glazing
- Attractive gardens & Off Road Parking
- Cul-De-Sac Location, Viewing Advised

Modern semi detached house in a cul-de-sac location with UPVC double glazed doors, gas central heating, alarm and conservatory. Entrance hall, guest cloaks / W.C., lounge, dining room, conservatory, fitted kitchen. First floor landing, three bedrooms and family bathroom. Off road parking and attractive rear garden.

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Entrance Hall

UPVC double glazed door to front aspect, radiator, wooden laminate floor, built in storage cupboard and doors to.

WC

Low flush W.C., corner hand wash basin with tiled splash backs.

Lounge

16'7" (5.06)(16'7" (5.05)) max x 15'2" (4.62)(15'2" (4.62))

UPVC double glazed window to front aspect, stairs to first floor landing, radiator, wooden laminate floor and part glazed door to.

Dining Room

8' x 8'10" (2.44m x 2.7m)

Radiator, wooden laminate floor and UPVC double glazed double doors to.

Conservatory

11'1" x 8'2" (3.38m x 2.5m)

UPVC double glazed double doors to rear aspect and UPVC double glazed windows to three sides to rear aspect, radiator, ceramic tiled floor.

Kitchen

6'7" x 8'9" (2m x 2.67m)

Range of modern fitted base and eye level kitchen units with roll top work surfaces and tiled splash areas. Four ring electric cooker, automatic washing machine and fridge / freezer. Single drainer sink unit, ceramic tiled floor, UPVC double glazed window to rear aspect.





First Floor

Landing

Built in airing cupboard housing a wall mounted combination gas boiler, access to loft space and doors to.

Bedroom One

13'5" (4.08)(13'5" (4.1)) inc. wards x 8'10" (2.69)(8'10" (2.7))

Built in wardrobes with three full height sliding doors, UPVC double glazed window to front aspect, radiator.

Bedroom Two

8'5" x 12'2" (2.57m x 3.7m)

UPVC double glazed window to rear aspect, radiator.



Bedroom Three

8'10" x 6'5" (2.7m x 1.96m)

UPVC double glazed window to rear aspect, radiator.

Bathroom

6'9" x 6' (2.06m x 1.83m)

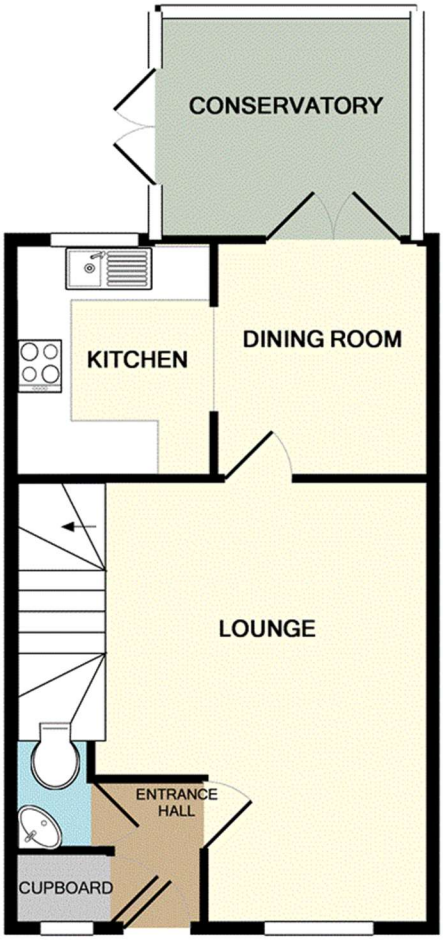
Panel bath with shower head off bath taps, low flush W.C., pedestal hand wash basin, tiled splash areas. Heated towel rail / radiator, exterior extractor fan, electric shaver point, UPVC double glazed obscure window to front aspect.



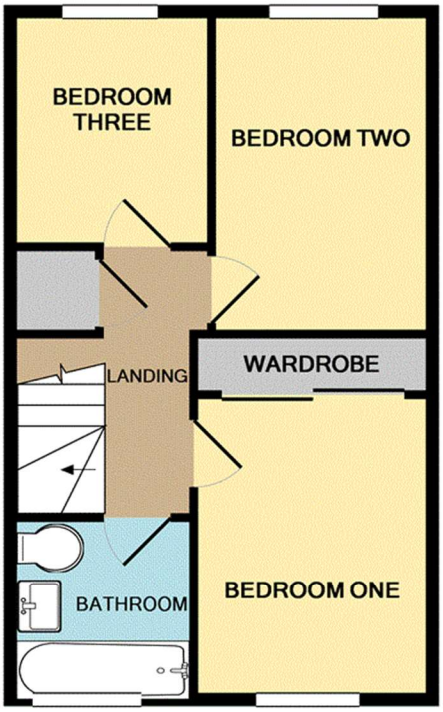
Outside

Front

Situated in a residential close and set back from the road with off road parking and pedestrian access along the side of the property to.

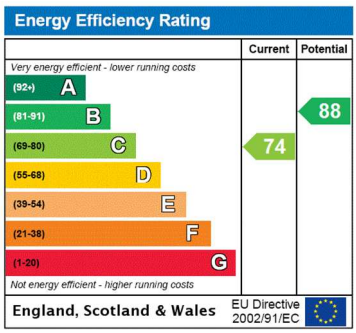


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these lettings particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.