



**Hilton Drive, Shipley BD18 2AL**

**welcome to**

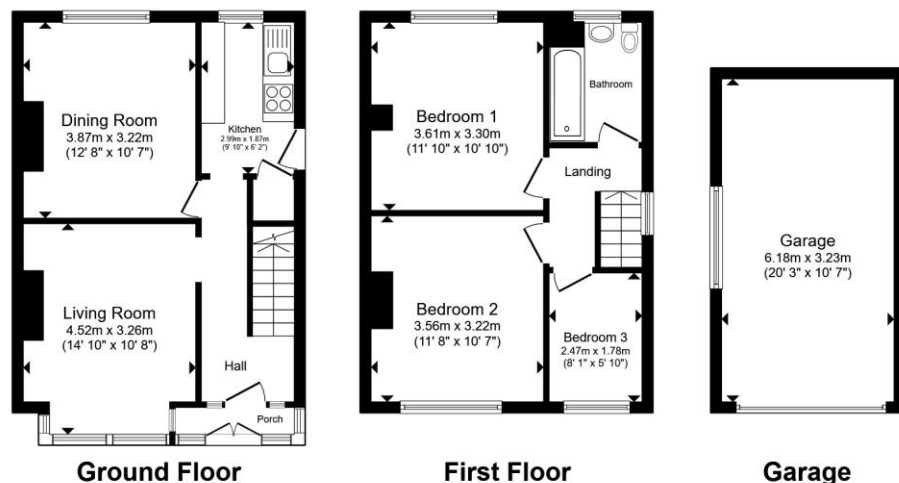
**Hilton Drive, Shipley**

Offered with no upper chain, this three-bedroom semi-detached home in Shipley provides spacious accommodation including two reception rooms, a driveway and garage, and an enclosed rear garden. Requiring some modernisation, the property presents an excellent opportunity to create a lovely family home



Offered to the market with no upper chain is this well-proportioned three-bedroom semi-detached property, ideally situated in the ever-popular area of Shipley. Requiring some modernisation, this attractive home presents an excellent opportunity for buyers looking to put their own stamp on a property. Conveniently located for local amenities, schools, and excellent transport links, this property is sure to appeal to a wide range of buyers.

The accommodation features two generous reception rooms, providing flexible living space ideal for both family life and entertaining. The ground floor briefly comprises an entrance porch and hallway, a bright and spacious lounge, and a separate dining room overlooking the rear garden, alongside a fitted kitchen. To the first floor are three well-sized bedrooms and a family bathroom. Externally, the property boasts a driveway providing off-street parking leading to a detached garage. To the rear is a private, enclosed garden, ideal for outdoor relaxation and family use.



Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Entrance Porch

## Living Room

14' 10" x 10' 8" ( 4.52m x 3.25m )

## Dining Room

12' 8" x 10' 7" ( 3.86m x 3.23m )

## Kitchen

9' 10" x 6' 2" ( 3.00m x 1.88m )

## Bedroom One

11' 10" x 10' 10" ( 3.61m x 3.30m )

## Bedroom Two

11' 8" x 10' 7" ( 3.56m x 3.23m )

## Bedroom Three

8' 1" x 5' 10" ( 2.46m x 1.78m )

## Bathroom

## Exterior



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## Hilton Drive, Shipley

- Available with no upper chain
- Semi-detached property
- Three bedrooms & two reception rooms
- Requires modernisation
- Driveway and garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP111316 - 0002

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