



**BRANKSOME DRIVE,
SHIPLEY, BD18 4BE**
Offers In Region Of
£185,000
2 Bedroom Bungalow
EPC Rating: E

**LINLEY &
SIMPSON**

Nab Wood is a very desirable residential neighborhood. Steeped in history, it is located between Saltaire and Bingley and has fantastic road links to both towns and the motorway network beyond. Looking over the famous River Aire, this area is consistently popular with families, young professionals and retirees to name but a few. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. So come to visit Nab Wood and see for yourself why people from across Yorkshire line up to live here!

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

On the ground floor of this house, access is gained via the front ENTRANCE HALL. This is a useful space to kick off muddy boots after enjoying the local countryside.

LIVING ROOM 21'07" x 11'03" (6.59 x 3.42m)

Accessed via the ground floor hallway is the lovely LIVING ROOM. The living room has a fireplace in the corner and has a really nice open feel to it. The space is open plan to the DINING ROOM which in turn looks out onto the amazing rear garden via glass french doors and window.

DINING ROOM 15'01" X 8'06" (4.59 X 2.58m)

KITCHEN 7'04" x 8'06" (2.24 x 2.58m)

Through the door in the living room is the modern KITCHEN. This room has an external door leading to the rear garden and has been recently modernised to a very nice standard.

MASTER BEDROOM 10'11" x 11'07" (3.33 x 3.54m)

The master bedroom is a well proportioned room with a large bay window looking over the front aspect.

BEDROOM TWO 8'01" x 6'04" (2.46 x 1.92m)

The second bedroom is also front facing and is a nice sized single bedroom.

BATHROOM

The bathroom is a modern room which houses a three piece white suite making good use of the space.

SECOND FLOOR

OFFICE 12'08" x 11'09" (3.86 x 3.58m)

There is an open space on the second floor which is currently being used as a home office. This room could potentially be developed with partition walls and a larger dormer to create at least one extra bedroom (if not more pending the proper permissions).

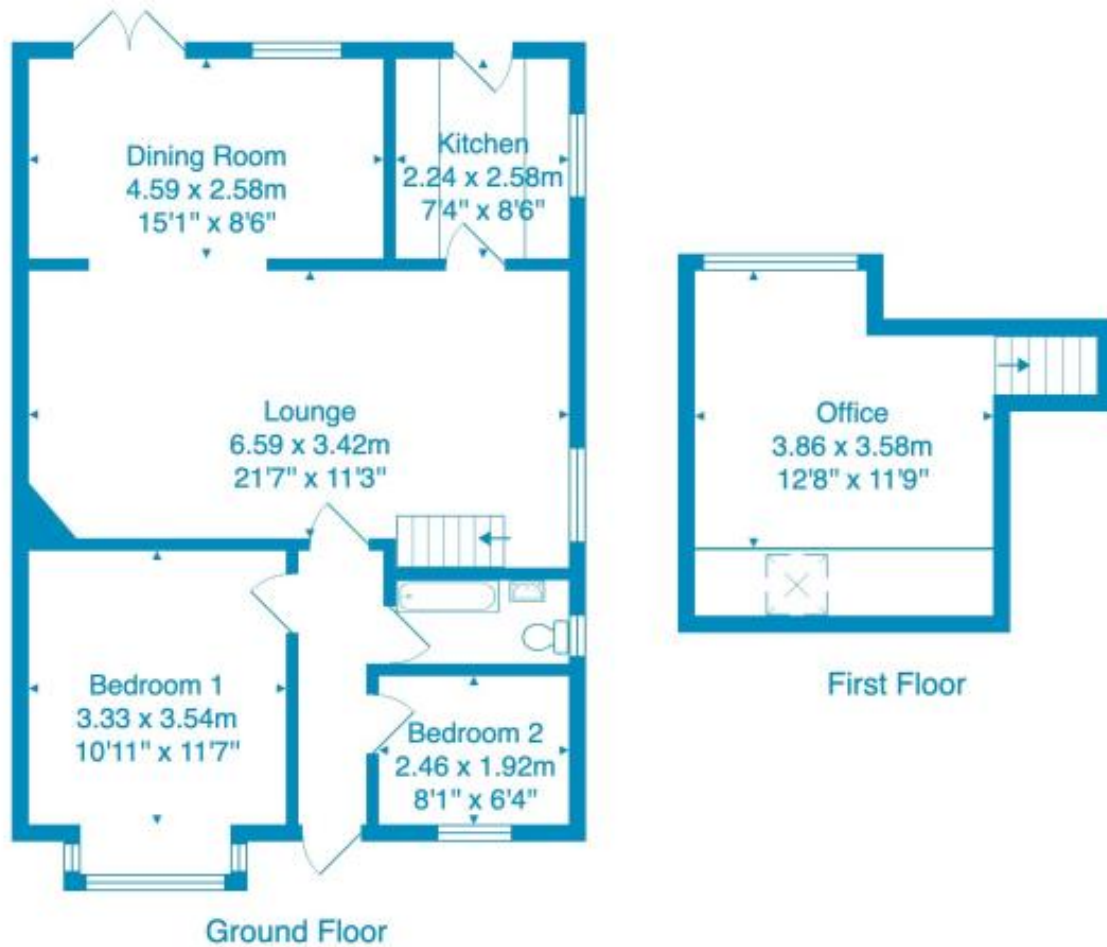
OUTSIDE

To the front there is a well established front garden, which is adjacent to the long driveway which runs down the side of the house all the way to the rear detached GARAGE; which is larger than a standard single. Behind the garage there is a utility room, which is very handy for storage and it has power and light (like the garage).

The rear garden is very long and stretches far behind and backs onto fields behind. This view is unparalleled in the local area and the garden unmatched.

AGENTS NOTE - We are advised that this property has flooded in 2000 and 2015. We are advised by the vendor that there is no outstanding insurance claim and that the insurance currently on the property for flood risk is fully transferrable to any potential buyer. We do advise that any interested parties check the available flood risk data on - <http://environment-agency.gov.uk/subjects/flood>





All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		76	(55-68) D
(39-54) E	48		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.