



Branksome Drive,
ShIPLEY, BD18 4BB
Guide Price £240,000

3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

*****ATTENTION ALL YOUNG PROFESSIONALS AND FAMILIES ALIKE***** Just on the outskirts of Nab Wood, Shipley, is this well-presented three bedroom semi-detached home offering a fantastic opportunity for an up-size purchase with ample outside space. The property is in the catchment area for well-regarded schools adding to the already desirable family home, has excellent transport links via numerous bus routes in and out of Bradford Centre and Saltaire or Bingley Train Station for commuting to and from Leeds City Centre. The house sits on a quiet cul-de-sac and comprises both front and rear gardens with ample off-street parking to the side, multiple reception rooms, a separate kitchen through an extension to the rear, three bedrooms and a family bathroom. The property also includes double glazed windows and gas central heating throughout.

Accommodation

Ground Floor

Entrance Hall

To the front of the property is a spacious entrance hall giving access to the rest of the ground floor and stairs to the first floor.

Living Room

Residing to the front of the property is a generous living room giving ample space for the family to sit on an evening with a large double glazed bay window to front, a gas central heating radiator and fire with mantle over.

Dining Room

To the rear of the house is a second reception room currently used as a separate sitting room but could be utilised to the owners needs. This room has access to the rear garden through uPVC double glazed patio doors to rear, an electric fire and gas central heating radiator.

Breakfast Room

Leading towards the kitchen is another reception room, currently used as a dining room. Naturally lit through a double glazed bay window to side and has space for a dining table and gas central heating radiator.

Kitchen

To the rear of the property is a kitchen extension. Fully fitted with a mixture of wall and base units, a built in electric oven and gas hob with extractor fan over, space and plumbing for appliances with a window to side and rear.

First Floor

Bedroom One

Residing to the front elevation of the property is the main bedroom. Mirroring the size of the living room, this bedroom has a bay window to front, gas central heating radiator and ample built in wardrobe space.

Bedroom Two

To the rear elevation is a second double bedroom with built in wardrobes, gas central heating radiator and double glazed window to rear over looking the rear garden.

Bedroom Three

The third bedroom is to the front elevation, adjacent to the main bedroom. Ideal for an office or nursery this room has a double glazed window to front and gas central heating radiator.

Bathroom

Recently refurbished, the family bathroom has been stunningly finished with a contemporary feel to it. The bathroom is fully tiled and has a three piece suite comprising a wall mounted wash hand basin, a pedestal w.c, bath with shower over, a heated towel rail and window to rear.

External

To the front of the property is an enclosed garden mostly laid to lawn giving access to the front door.

To the side is a driveway leading to a detached garage offering ample off-street parking and giving access to the rear garden.

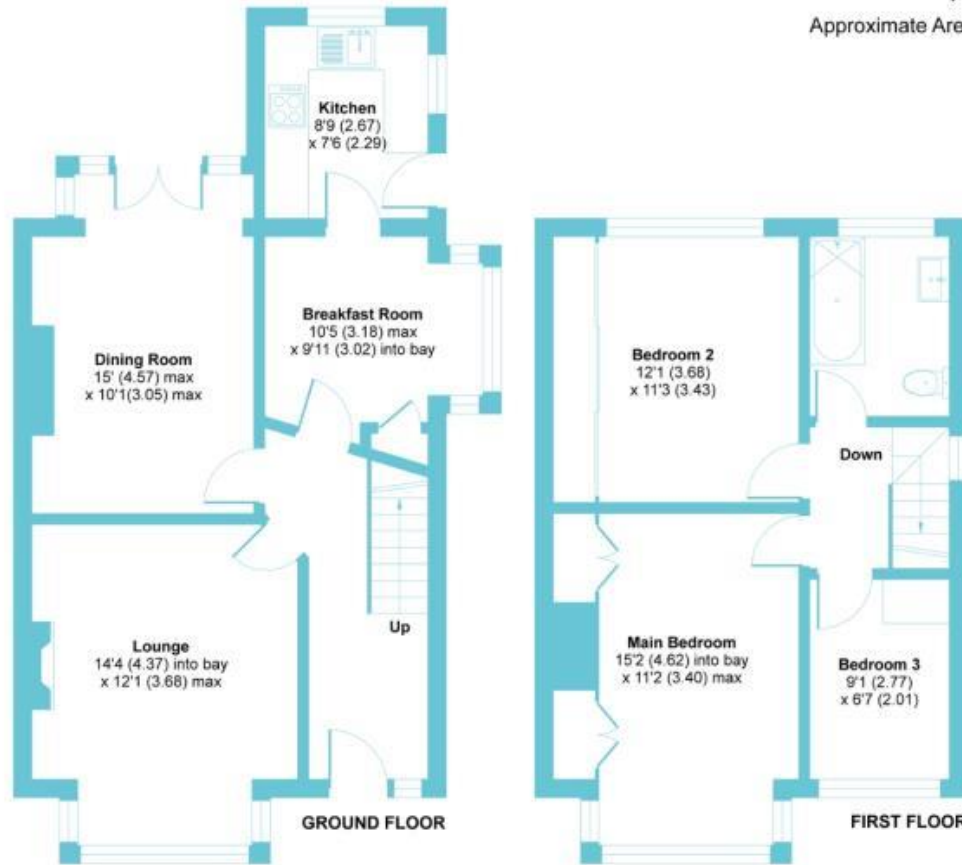
The rear garden is again fully enclosed, low maintenance garden with plenty of space and potential.



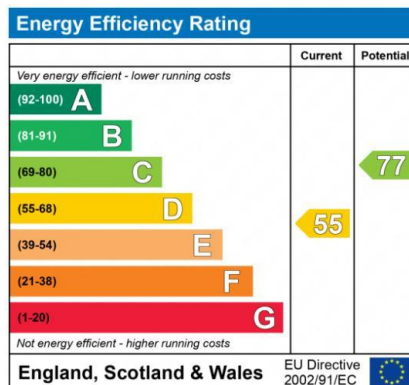
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Approximate Area = 1046 sq ft / 97.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © richcom 2021. Produced for Linley & Simpson. REF: 790283



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.

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