

TO LET

£1,250 pcm



## 6 Bankfield Avenue, SHIPLEY . BD18 4AL

- 3 Bedroom Semi
- Gas Central Heating - UPVC Double Glazing
- 2 Reception Rooms plus Conservatory
- Downstairs W.C - Shower Room
- Cul-De-Sac Position
- Driveway to the Front
- Bond/Deposit £1400



## PROPERTY DESCRIPTION

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Well presented three bedroom semi detached in a well regarded area of Nab Wood in Shipley. Occupying a quiet cul-de-sac position and boasting quality fixtures and fittings throughout.

Briefly comprises, entrance porch, entrance hall, downstairs w.c, spacious lounge, dining room, kitchen and conservatory to the ground floor. Three bedrooms and shower room to the first. Outside, there is a driveway to the front and good sized establish gardens to the rear and side.

Council tax band C. Bond/Deposit £1400.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 4 mbps, Superfast 56 mbps & Ultrafast 1800 . Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



## ROOM DESCRIPTIONS

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### **Entrance Porch**

Double glazed double doors to the front and double glazed windows to both sides. Tiled floor.

### **Entrance Hall**

Part glazed entrance door and feature stained glass windows to the front. Radiator and stairs to the first floor.

### **Downstairs W.C**

2 piece suite in white comprising of low level w.c and vanity sink unit. Tiled floor and fully tiled walls.

### **Lounge**

Double glazed bay window to the front and radiator. Fitted gas fire set on a marble hearth and having a marble surround. Coved ceiling.

### **Dining Room/Sitting Room**

Double glazed window to the rear, radiator and fitted gas fire.

### **Kitchen**

Range of cream base and wall units having a complimentary granite work surface over. Stainless steel sink unit with mixer tap over. Electric oven, gas hob and chimney extractor hood over. Part tiled walls and tiled floor. Part glazed door leading into the conservatory. Radiator, gas boiler and double glazed windows to both sides. Plumbing for washing machine and dishwasher.

### **Conservatory**

Double glazed windows to 3 sides and patio doors leading out into the garden. Tiled floor and light.

### **First Floor**

#### **Landing**

Double glazed window to the side.

### **Bedroom 1**

Double glazed window to the front and radiator.

### **Bedroom 2**

Double glazed window to the rear and radiator.

### **Bedroom 3**

Double glazed window to the front and radiator. Access to the loft space.

### **Shower Room**

2 piece suite in white comprising of vanity wash hand basin and low level w.c. Step in shower cubicle with electric shower over. Tiled floor and fully tiled walls. Double glazed window to the rear and radiator.

### **Outside**

#### **Gardens**

To the front there is a paved driveway. Double doors open to a lean to which could provide storage or off road parking for a small vehicle. Lawned garden to the side with paved walkways and mature planting. Fence and brick boundaries. To the rear, there is a patio area. Please note that as there is a small pond, young children need to be watched carefully around this.





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