

FOR SALE

£385,000 Freehold



22 Aireville Crescent, Bradford, West Yorkshire. BD9 4EU

- 4 Bedroom Detached - 2 Reception Rooms
- Downstairs W.C
- Driveway with Parking for 2 Vehicles - Double Garage
- Good Sized Rear Garden with Panoramic Views Across the Valley



PROPERTY DESCRIPTION

Good sized detached house situated in a popular residential area on the edge of Shipley in the popular BD9 area of Bradford. Benefiting from gas central heating, UPVC double glazing and intruder alarm. The property briefly comprises; entrance hall, downstairs w.c, two reception rooms and breakfast kitchen to the ground floor. Four bedrooms and large family bathroom to the first floor.

Outside, the property occupies an attractive plot having panoramic views across the valley to both ground floor and first floor level. There is a double width driveway leading to the integral double garage which could be developed into further living space, subject to the necessary planning consents. Garden area to the front having mature planting and good sized rear garden with potential to extend.

Internal viewing is highly recommended to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and feature stained glass window to the front. Stairs to the first floor and under stair cupboard. Radiator and laminate floor.

Downstairs W.C

2 piece suite in white comprising of vanity sink unit and low level w.c. Radiator, coved ceiling and laminate floor. Fitted mirror with light.

Lounge

Double glazed window to the front and double doors leading into the dining room. Radiator, dado rail and coved ceiling. Living flame gas fire set on a marble hearth. Television point.

Dining Room

Double glazed window having panoramic views across the valley to the rear. Radiator, dado rail and coved ceiling.

Breakfast Kitchen

Range of base and wall units having a complementary work surface over. Breakfast bar. Electric double oven, electric hob and extractor hood. 1 1/2 bowl sink unit with mixer tap. Integral dishwasher and fridge. Coved ceiling, down lighters and under cupboard lighting. Double glazed window to the rear having panoramic views across the valley. Double glazed door to the side. Plumbing for washing machine and space for a tumble dryer.

Rear Lobby

Double glazed door to the rear garden. Useful walk in cupboard housing Baxi gas boiler. Access into the garage.

First Floor

Landing

Double glazed window to the front, radiator and airing cupboard.

Bedroom 1

Double glazed window to the front, radiator and fitted bedroom furniture.

Bedroom 2

Double glazed window to the rear having panoramic views across the valley. Fitted bedroom furniture including two useful pull down single beds. Radiator.

Bedroom 3

Double glazed window to the front, radiator and coved ceiling. Fitted bedroom furniture and tv point.

Bedroom 4

Double glazed window to the rear having panoramic views across the valley. Radiator, coved ceiling and wall light point.

Family Bathroom

4 piece suite comprising of large bath having a hand held shower attachment, semi pedestal wash hand basin, bidet and low level w.c. Step in shower cubicle. Fully tiled walls, radiator and fitted mirror with light. Double glazed window to the rear.

Outside :

Garden

Mature planting to the front and double width block paved driveway for two vehicles. Gated access to both sides with paths around to the rear garden. Enclosed rear garden having a large patio area and two lawned areas. Fence and hedge boundaries. Cold water tap, security light and outside lighting. Potential to extend, subject to the necessary planning consents.

Integral Double Garage

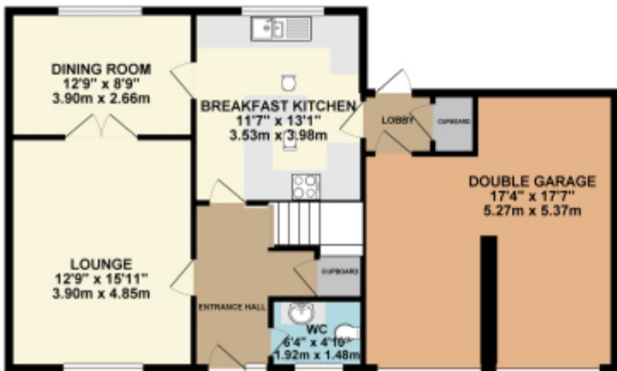
Two electric garage doors. Power and light. Potential to develop this space into further living space, subject to the necessary planning consents.



FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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