

FOR SALE

£480,000 Freehold



2 Bramham Drive, Baildon, ShIPLEY, West Yorkshire. BD17 6SZ

- Extended 3 Bedroom Detached Bungalow
- 3 Spacious Reception Rooms - Modern Kitchen & Bathroom
- Separate W.C - External Utility Room
- Double Garage - Driveway - Gardens
- No Seller Chain - Sought After Location



PROPERTY DESCRIPTION

Attractive three double bedroom detached bungalow situated in a well regarded area off Ladderbanks Lane in Baildon. Benefiting from gas central heating, UPVC double glazing and intruder alarm. Briefly comprises; entrance hall, w.c, spacious lounge, dining room, further reception room and kitchen. Three double bedrooms and modern shower room. Outside, there is a driveway leading to the double garage and gardens to the front, side and rear. External utility room attached to the garage. Offered for sale with no seller chain. Internal viewing is essential to appreciate the size and quality of the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and windows to the front. Radiator and television points.

W.C

2 piece suite in white comprising of low level w.c and sink unit. Tiled splash backs, laminate floor and double glazed window to the front.

Lounge

Double glazed window to the front and side. Radiator, television point and coved ceiling. Electric fire set on a stone hearth.

Dining Room

Radiator, coved ceiling and patio doors.

Sun Room/Sitting Room

Double glazed windows to 3 sides. Double doors out into the garden. Electric wall heaters and television point.

Kitchen

Range of cream base and wall units having a complementary wood effect work surface over. Ceramic sink unit with mixer tap. Range of Bosch appliances including double electric oven, gas hob and extractor hood. Integral fridge and freezer. Integral slim line dishwasher. Plinth heating. Useful pantry and Worcester gas boiler.

Double Bedroom 1

Double glazed window to the front, radiator, coved ceiling and television point. Fitted wardrobes and drawers.

Double Bedroom 2

Double glazed window to the front, radiator and television point.

Double Bedroom 3

Double glazed window to the rear, radiator and built in wardrobes.

Shower Room

2 piece modern suite in white comprising of vanity wash hand basin and back to wall pan w.c. Large walk in shower cubicle with mains shower and fitted seat. Fully tiled walls and tiled floor. Chrome heated towel rail, extractor fan and fitted mirror with lights. Double glazed window to the side.

Outside

Gardens

Lawned garden to the front and side with driveway leading to the double garage. Enclosed rear garden having patio area, hedge and stone boundaries. Access to utility room which has a double glazed window, base unit with sink and plumbing for washing machine.

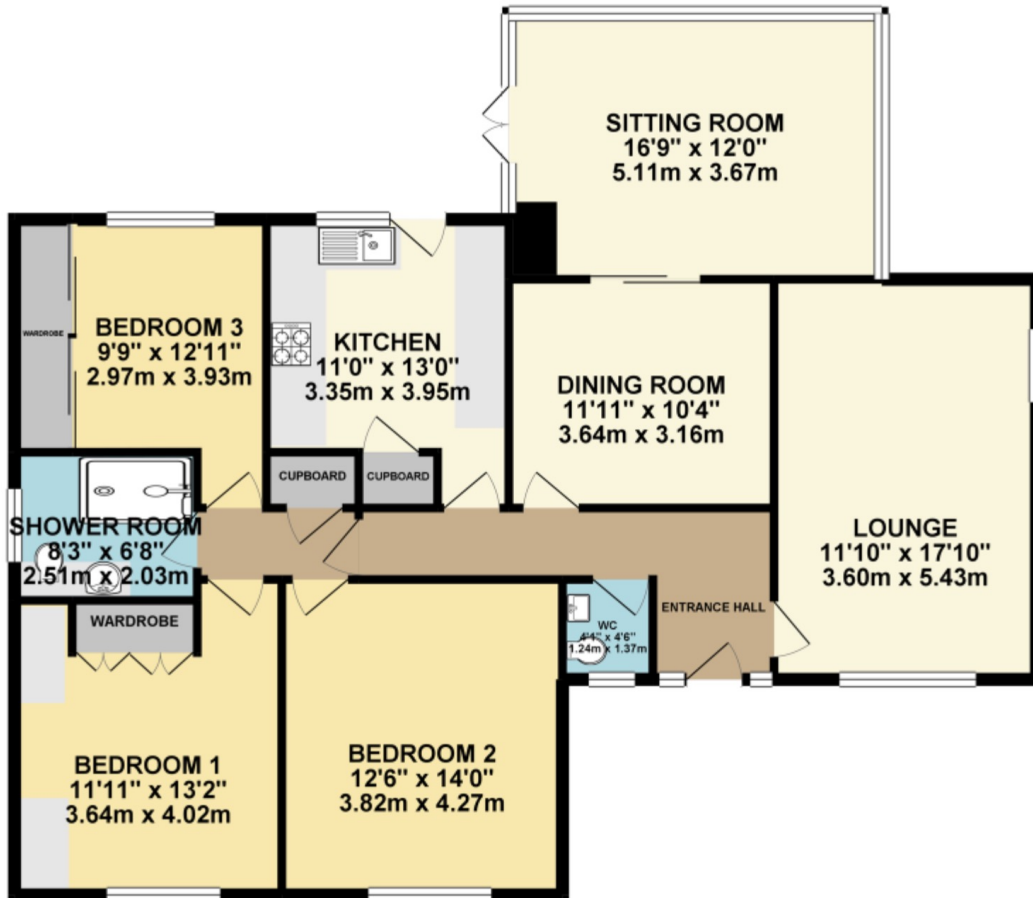
Double Garage

Electric up and over door. Double glazed window to the side.



FLOORPLAN

GROUND FLOOR 1325.84 sq. ft.
(123.17 sq. m.)



TOTAL FLOOR AREA : 1325.84 sq. ft. (123.17 sq. m.) approx.

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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