



115 Nab Wood Drive, Shipley. BD18 4AP

- WELL PRESENTED, THREE BEDROOM
- EXTENDED , SEMI-DETACHED PROPERTY, GAS C.H.
- PVCu D.G., EXCELLENT KITCHEN AND BATHROOM
- FOR SALE: £325,000 Council Tax Band 'C' Bradford



PROPERTY DESCRIPTION

This is an EXTREMELY WELL PRESENTED and EXTENDED, THREE BEDROOM, semi-detached house, located in the very popular residential area of Nab Wood. The property is equipped with EXCELLENT KITCHEN and BATHROOM, very useful separate utility area, and having enclosed GARDEN with large decking area enjoying SUPERB long distance views, Gas C.H., and PVCu D.G. throughout. Neutral DECOR throughout.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

PVCu. Double glazed porch

Entrance Hall

Solid Oak flooring, with radiator.

Lounge

4.40m x 3.41m (14' 5" x 11' 2") into alcoves and bay. Featuring coal effect gas fire, tiled fireplace and high wood surround, with square bay window and radiator.

Dining Kitchen

6.92m x 4.02m (22' 8" x 13' 2") MAXIMUM. Very well equipped modern kitchen with solid oak flooring, grey base and wall units, dark wood laminate worktops with "brick" style tiling above, inset stainless steel sink and drainer. Two built-in electric ovens, five ring Gas hob with extractor above, also dishwasher. Square Arch to:-

Rear Sitting Room

oak floor continues to rear sitting room area with double doors giving access to patio and garden. Velux window and radiator.

Utility Room

excellent utility area with plumbing for washing machine and dryer. Sink and further kitchen units, also rear hall giving access to garden and:-

Downstairs Cloaks

fitted with modern w.c. and hand basin, also chrome towel radiator.

First Floor

Bedroom 1

3.84m x 3.32m (12' 7" x 10' 11") Double bedroom at rear of property with stunning views of the Aire valley, and with radiator.

Bedroom 2

3.69m x 3.34m (12' 1" x 10' 11") MAXIMUM. A further double bedroom, with radiator

Bedroom 3

2.35m x 1.80m (7' 9" x 5' 11") single bedroom with radiator

Bathroom

featuring luxurious deep bath with central mixer tap, rectangular hand basin in vanity unit, low level w.c., separate quadrant shower cubicle and mains powered shower. Part tiled, fully to shower area, chrome towel radiator, spotlights, vinyl floor covering.

Outside

Driveway

To the front is a driveway giving ample parking space

Garden

Small lawned garden area to the front. To the rear there is a patio area, lawned garden with mature shrubs and large decked area with magnificent long distance views.

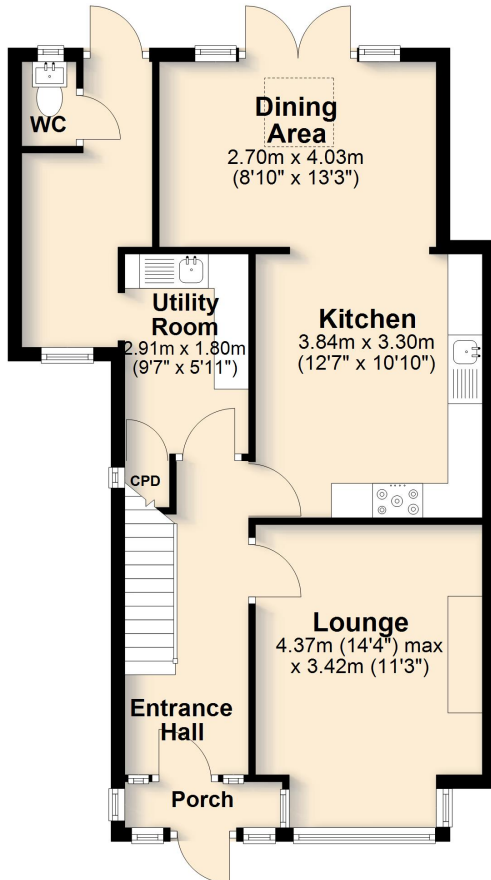


FLOORPLAN & EPC



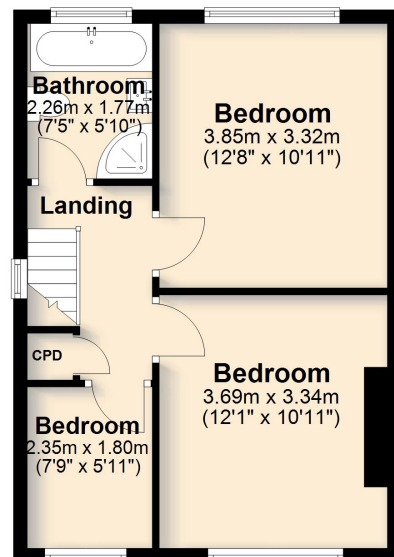
Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



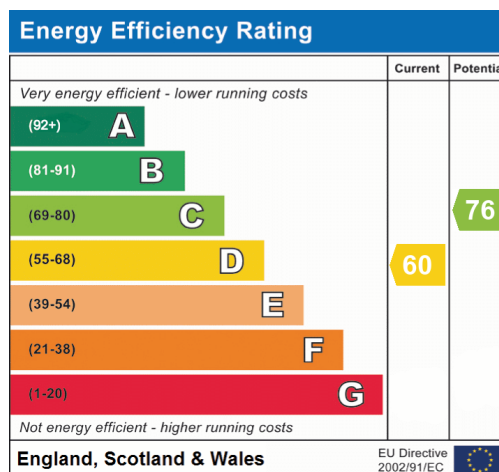
First Floor

Approx. 39.9 sq. metres (430.0 sq. feet)



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced by CRC Ltd

Plan produced using PlanUp.



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