



# 138 Nab Wood Drive, Shipley. BD18 4EW

- BEAUTIFULLY PRESENTED, DETACHED, FAMILY HOME, IN POPULAR RESIDENTIAL AREA
- FOUR BED., TWO WITH EN-SUITE SHOWER ROOMS, PLUS HOUSE BATHROOM
- EXTENDED KITCHEN, GAS C.H., DOUBLE GLAZING, SECURITY ALARM & CCTV
- GROUND FLOOR STUDY/FAMILY ROOM
- MAJORITY OF LIVING SPACE TO FIRST FLOOR OFFERING IMPRESSIVE LONG DISTANCE VIEWS
- LARGE GARDEN WITH PATIO, LARGE INTEGRAL GARAGE
- FOR SALE:£450,000 OFFERS OVER, Council Tax Band'E' Bradford





## PROPERTY DESCRIPTION

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An opportunity to purchase a BEAUTIFULLY PRESENTED Family home in the very popular residential area of Nab Wood. Only a short distance from Saltaire with its excellent range of local amenities, road, rail and transport links. Popular primary and secondary schools are in close proximity.

The property itself offers the majority of LIVING SPACE ON THE FIRST FLOOR. The lounge affording impressive long distance views from the front with the EXTENDED KITCHEN at the rear and garden/dining room looking over the private rear patio and LARGE GARDEN AREA.

Overall there are FOUR BEDROOMS, Two with En-Suite shower rooms, and an additional house bathroom. Also a ground floor study/additional family room. LARGE Integral Garage, Gas C.H., Double Glazing throughout, security Alarm.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Porch

glazed doors into entrance porch, tiled floor.

#### Entrance Hall

storage cupboard, radiator and further under stairs storage.

#### Family Room/Study

2.57m x 7.35m (8' 5" x 24' 1") VERSATILE space, ideal for use as a home office and further living area. Two radiators.

#### Bedroom

4.04m x 3.92m (13' 3" x 12' 10") DOUBLE bedroom, built in wardrobes, radiator and :-

#### En-Suite Shower Room

1.64m x 2.34m (5' 5" x 7' 8") fitted with white pedestal hand basin, low level w.c. corner shower cubicle, towel radiator, wood laminate flooring.

#### Integral Double Garage & Workshop

5.84m x 5.32m (19' 2" x 17' 5") LARGE integral garage with power and lighting. Plumbing for washing machine. IDEAL Gas boiler. Electric opening door.

Workshop area: 3.24m x 3.37m (10' 8" x 11' 1")

#### Staircase

spindle staircase to the first floor landing area, spindle balustrade and also access to the loft from the landing.

### FIRST FLOOR

#### Lounge

3.64m x 5.27m (11' 11" x 17' 3") Attractive lounge room, two windows giving long distance views, fitted fireplace, two radiators.

#### Kitchen

3.35m x 7.99m (11' 0" x 26' 3") EXCELLENT FITTED KITCHEN, with extensive range of cream base and wall units, incorporating a breakfast bar, complementary worktops, inset sink and drainer. Large Rangemaster cooker with matching extractor hood, built in dishwasher. Fitted with KARNDEAN flooring.

#### Garden Room

2.76m x 7.69m (9' 1" x 25' 3") a further living/dining space overlooking the private rear garden area. French doors lead out to the rear PATIO.

#### Master Bedroom

3.35m x 3.46m (11' 0" x 11' 4") DOUBLE Bedroom with radiator overlooking the rear garden.:-

#### En-Suite Shower Room

2.33m x 1.69m (7' 8" x 5' 7") EXCELLENT Modern suite with LARGE shower enclosure, toilet/sink vanity unit. Towel radiator, spotlights, KARNDEAN flooring.

#### Bedroom

3.34m x 4.12m (10' 11" x 13' 6") a further DOUBLE bedroom at the front of the property, radiator.

#### Bedroom

2.36m x 3.00m (7' 9" x 9' 10") SINGLE bedroom at the front with radiator

#### House Bathroom

panelled bath with chrome mixer tap and shower attachment. Pedestal hand basin, low level w.c., towel radiator, vinyl flooring.

### OUTSIDE

#### Driveway

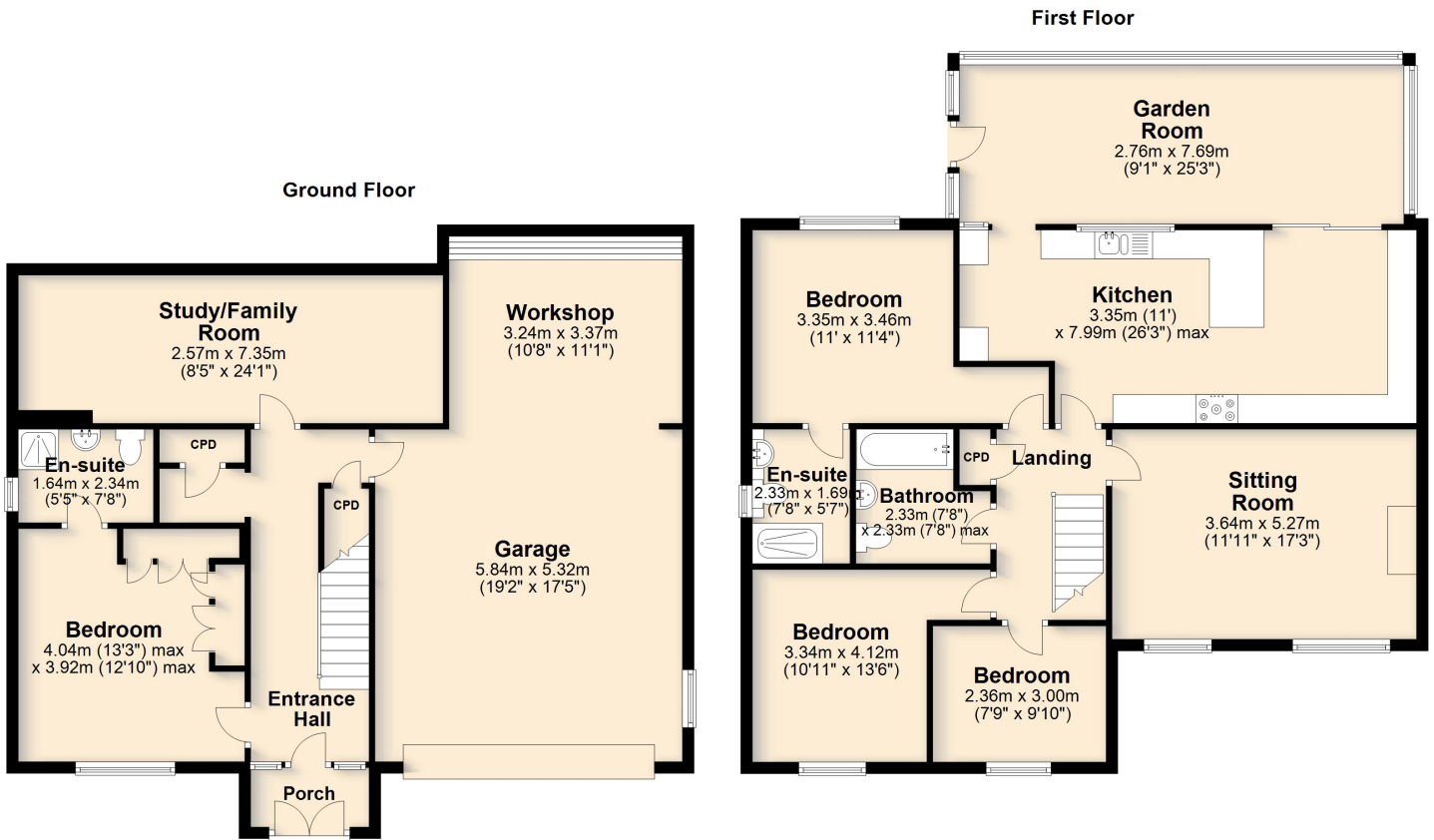
Blocked paved driveway at the front leading to the INTEGRAL GARAGE.

#### Garden

To the front with lawned area and shrubs.  
To the rear a LARGE ENCLOSED PATIO and GARDEN area.  
Mainly laid to lawn with some mature shrubs and offering a good degree of privacy.



# FLOORPLAN & EPC



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 careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		71	82
		EU Directive 2002/91/EC	

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