

FOR SALE

£525,000 Freehold



## 36 Bankfield Road, Nab Wood, Shipley. BD18 4AJ

- 5 Bedroom Detached - En-Suite to Master Bedroom
- Ground Floor Bedroom with En-suite Wet Room
- Central Heating - UPVC Double Glazing - Alarm
- Lounge - Spacious Family Room incorporating the Kitchen
- Conservatory - Utility Room
- Large Double Garage - Two Driveways
- Low Maintenance Gardens to the Front & Rear





## PROPERTY DESCRIPTION

Beautifully presented 5 bedroom detached in a highly desirable location in Nab Wood in Shipley. Benefiting from all modern conveniences such as double glazing, central heating, intruder alarm and modern fixtures and fittings throughout.

The spacious accommodation briefly comprises; entrance hall, lounge, open plan family room which incorporates the kitchen, utility room/second kitchen, conservatory, double bedroom and wet room to the ground floor. Four bedrooms, en-suite shower room and family bathroom to the first floor. Outside, there are low maintenance gardens to the front and rear with two driveways providing ample parking and double garage. The double garage could be developed further to provide further accommodation, subject to the necessary planning consents.

The property offers a flexible living space and internal viewing is essential to appreciate the quality of the accommodation on offer. Council tax band F.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 4 mbps, Superfast 54 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's 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 Hall

Double glazed windows and entrance door to the front. Stairs to the first floor. Radiator, herringbone design laminate floor and down lighters. Under stairs cupboard.

### Lounge

Double glazed bow window to the front having far reaching views across the valley. Television and telephone points. Coved ceiling and dado rail. Living flame gas fire set on a marble hearth.

### Open Plan Family Room incorporating the Kitchen

Range of high gloss cream base and wall units having a complementary wooden work surface over. Central island providing extra cupboard and drawer storage. Ceramic 1 1/2 bowl sink unit with mixer tap. Part tiled walls. Rangemaster cooker with 5 gas burners and chimney extractor hood over. Space for an American style fridge freezer. Built in dishwasher. Herringbone design laminate floor. Feature cast iron radiators. Down lighters. Electric Velux windows, double glazed window to the side having far reaching views. Double glazed doors and bi folding doors into rear garden.

### Conservatory

Double glazed windows to 3 sides and double doors opening out into the front garden. Radiator and ceiling light with fan.

### Utility Room

Range of base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Gas cooker point. Double glazed stable door to the rear and double glazed window to the side. Plumbing for washing machine. Worcester gas boiler that is approx. 3 years old and is serviced annually. Radiator.

### Bedroom 5

Double glazed bow window to the front and radiator. Cupboard housing the consumer unit. Fitted wardrobes and cupboards.

### En-Suite Wet Room

2 piece suite comprising of w.c and semi pedestal corner wash hand basin. Walk in shower area with electric shower over. Double glazed window to the side, extractor fan, heated towel rail and fully tiled walls.

### First Floor

### Landing

Giving access into ...

### Master Bedroom

Double glazed window to the front having far reaching views across the valley. Built in bedroom furniture including wardrobes, drawers and cupboards. Radiator.

### En-Suite Shower Room

2 piece suite contemporary suite comprising of back to wall pan w.c and vanity wash hand basin. Step in shower cubicle having a mains shower. Fully tiled walls, tiled floor, feature radiator and large cupboard over the stairs. Double glazed window to the front. Access to large partly boarded loft space via pull down loft ladder.

### Bedroom 2

Double glazed window to the rear and radiator. Fitted wardrobes.

### Bedroom 3

Double glazed window to the front and side having far reaching views across the valley. Radiator and fitted wardrobes.

### Bedroom 4

Double glazed window to the rear, radiator and laminate floor. Down lighters.

### Family Bathroom

Contemporary 4 piece suite in white comprising of low level w.c, pedestal wash hand basin, bidet and freestanding claw footed bath having a hand held mixer shower. Step in shower cubicle. Cast iron feature radiator, tiled floor and part tiled walls. Double glazed window to the side and rear.

### Outside

### Gardens

To the front there are 2 block paved driveways providing ample parking. Paved walkways and paved area. Stone boundaries. Electric charging point.

To the rear, there is a large decked area with inset lights. Artificial lawn and raised borders. Gated access to the rear, outside tap and light. Fence and stone boundaries.

### Double Garage

17'11 x 14'11 min (25'7 max)

Electric garage door to the front with double glazed window and door to the side. Alarmed. Power and light.



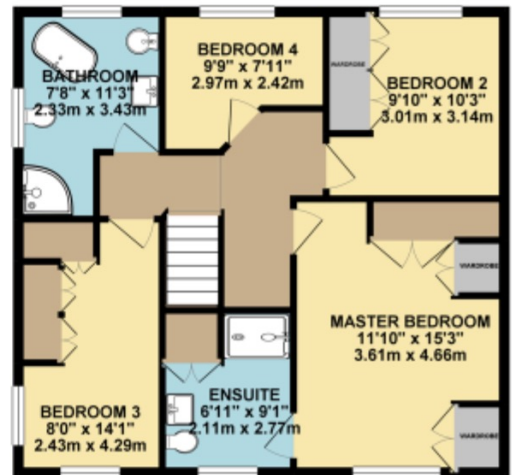


# FLOORPLAN & EPC

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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sales Branch  
55, Bingley Road, Shipley, BD18 4SB  
01274 592280  
saltaire@kmmmaxfield.com