

FOR SALE

£285,000 Freehold



# 47 Branksome Drive, ShIPLEY, West Yorkshire. BD18 4BB

- 3 Bedroom Semi with Ground Floor Extension
- Double Glazing - Gas Central Heating
- Lounge - Dining Kitchen/Family Room
- Ample Parking & Single Garage - 2nd Driveway with Additional Garage



## PROPERTY DESCRIPTION

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Extended semi detached in a popular area of Shipley. The property benefits from a spacious ground floor extension and briefly comprises; entrance porch, entrance hall, lounge and good sized family room incorporating the dining kitchen to the ground floor. Three bedrooms and modern bathroom to the first floor. Outside, the property occupies a corner plot having ample parking and single garage with additional driveway and further single garage. There are decked and lawned gardens. Offered with no Seller chain, therefore a quick completion can be achieved if necessary. In our opinion, the property has the potential to extend to the side, subject to the necessary planning consents.



## ROOM DESCRIPTIONS

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### Entrance Porch

Double glazed entrance door and double glazed windows to 3 sides. Tiled floor and down lighters.

### Entrance Hall

Part glazed entrance door to the front and feature stained glass window. Radiator, stairs to the first floor and under stairs cupboard.

### Lounge

Double glazed bay window to the front, radiator and laminate floor. Wall light points. Living flame gas fire having a wooden surround.

### Extended Dining Kitchen & Family Room

Range of high gloss grey base and wall units having a complementary wood effect work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap over. Plumbing for washing machine and dishwasher. Double oven. Central island incorporating further storage cupboards, breakfast bar and electric hob. Space for American style fridge freezer. Bi-fold doors to the rear and Velux window. Laminate floor and feature radiator.

### First Floor

#### Landing

Double glazed window to the side.

#### Bedroom 1

Double glazed bay window to the front and radiator.

#### Bedroom 2

Double glazed window to the rear, radiator and laminate floor. Large walk in wardrobe with access to loft space.

#### Bedroom 3

Double glazed window to the front, radiator and laminate floor. Bulk head over the stairs.

#### Modern Bathroom

3 piece suite in white comprising of 'P' shaped bath having a mains shower over, vanity sink unit and low level w.c. Fully tiled walls and tiled floor. Double glazed window to the rear and towel rail.

#### Outside

##### Gardens

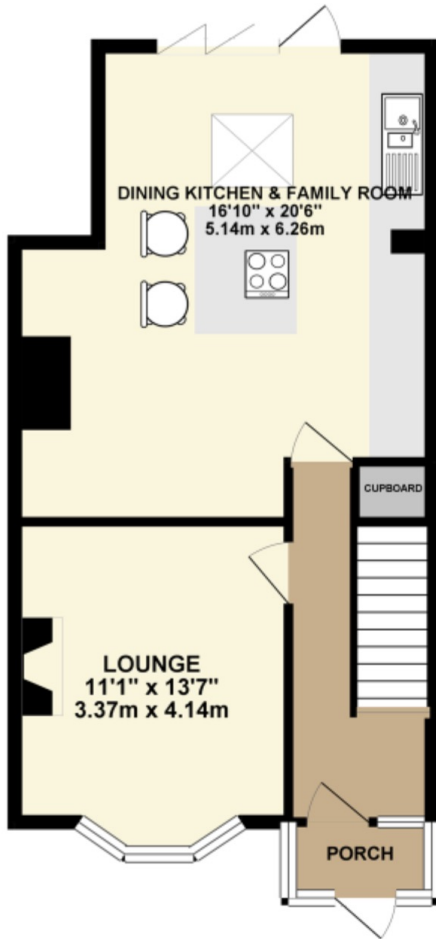
Pebbled driveway to the front providing parking for minimum of 3 cars. Hedge and fence boundaries. Single garage. Additional driveway to the side with further single garage. Decked garden to the rear with outside tap and security lights. Lawned garden to the side.



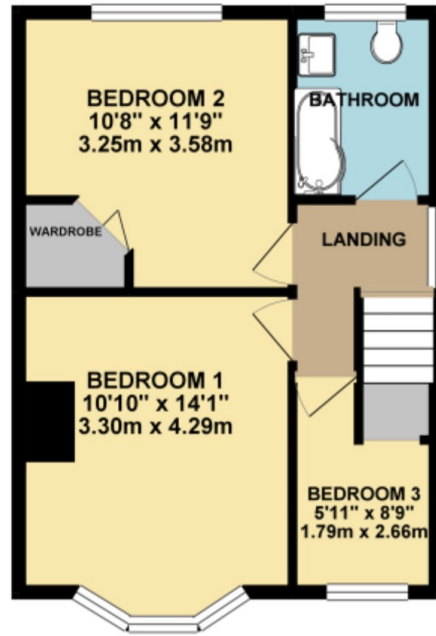
# FLOORPLAN & EPC



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>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>	<b>57</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>		EU Directive 2002/91/EC	

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