

FOR SALE

£285,000 Freehold



## 3 Branksome Grove, Shipley, West Yorkshire. BD18 4BD

- Modernised 3 Bedroom Extended Semi
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room- Kitchen
- Utility Room & Downstairs W.C
- Block Paved Driveway to the Front
- Landscaped Rear Garden with Home office/Garden Room



## PROPERTY DESCRIPTION

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Beautifully presented extended semi detached situated in a well regarded area of Shipley. The bus links along the main Bradford Road run every 10 minutes, making commuting into Bradford or Keighley really accessible. There are some fantastic canal and river walks close by.

The property has undergone a program of recent improvements including new damp proofing work to the lounge area in December 2022. New Velux window, double glazed doors to the dining area and the roof to the ground floor extension was renewed in March 2023. Recently installed family bathroom and utility room. Landscaped rear garden with the addition of a Garden Room/Home Office. Also fitted, a new PIV unit in the loft space, aiding in ventilation and removing condensation.

The modernised accommodation briefly comprises; entrance porch, spacious lounge opening into the dining room and kitchen, rear porch and utility room to the ground floor. Three bedrooms and family bathroom to the first. Outside, there is a block paved driveway to the front for two vehicles and enclosed rear garden which has a flexible Garden Room that could have a variety of uses.

Internal viewing is the only way to appreciate this deceptively spacious property.



## ROOM DESCRIPTIONS

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### Entrance Porch

Double glazed entrance door and windows. Tiled floor.

### Entrance Hall

Double glazed entrance door to the front, stairs to the first floor, radiator and telephone point. Laminate floor.

### Lounge

Double glazed bay window to the front, radiator, raised inset living flame gas fire. Television point and archway into dining room. Laminate floor.

### Dining Room

Cast iron multi-fuel stove and radiator. Fitted shelving and cupboard. Velux window. Double doors to the porch. Laminate floor. Kitchen floor extends across the width of the room providing multiple options for dining.

### Kitchen

Range of modern high gloss cream wall and base units having a complementary work surface over. Integral fridge/freezer and dishwasher. Stainless steel single driver sink unit with mixer tap over. Part tiled walls and double glazed window to the rear. Electric oven, gas hob and chimney style extractor hood over. Laminate floor.

### Utility Room

Range of navy blue base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Vaillant gas boiler. Double glazed window to the side and radiator. Low level w.c. Access to the under stairs where there is a further double glazed window and storage area.

### 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 access to boarded out loft space via loft ladder.

### Bedroom 3

Double glazed window to the front and radiator.

### Family Bathroom

Installed in May 2022. Modern 3 piece suite in white comprising of panelled bath with mains shower over, sink unit and back to wall pan w.c. Tiled floor and part tiled walls. Feature radiator. Double glazed window to the rear.

### Outside

#### Gardens

To the front there is a block paved driveway providing off road parking, shrub and plant borders.

To the rear, there is a lawn with flagged patio areas.

Mature planting of trees and shrubs. Outside tap and power point. Garden shed. Gated access to the side.

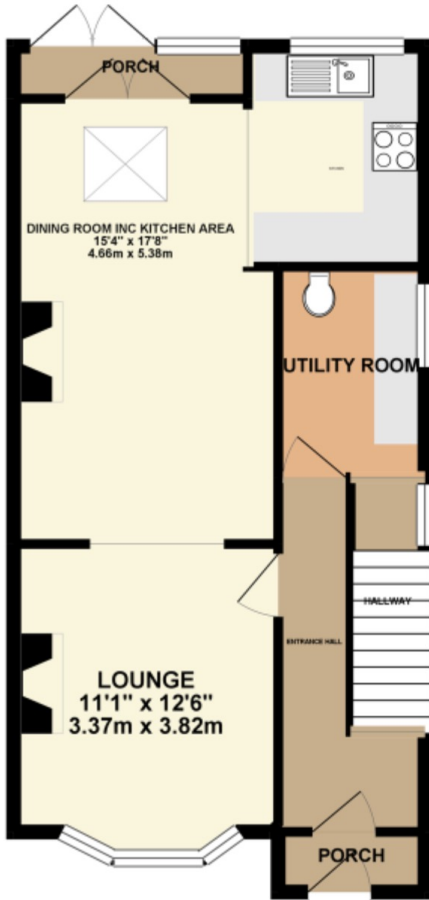
Garden Room/Home office with bi folding doors, power, light and electric heater.



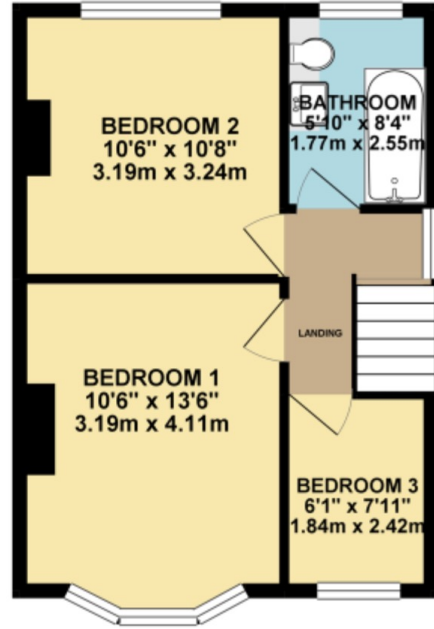
# FLOORPLAN & EPC



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>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</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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