

FOR SALE

£485,000 Freehold



**24 Bankfield Road, Shipley,  
West Yorkshire. BD18 4AJ**

## PROPERTY DESCRIPTION

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Well presented period semi detached, situated in a sought after location in Nab Wood, Shipley. Occupying a good sized plot with a private garden and far reaching views to the rear, from the first and second floor levels.

The spacious accommodation briefly comprises; porch, entrance hall, downstairs w.c, two reception rooms and dining kitchen to the ground floor. Useful cellar rooms. Four bedrooms and family bathroom to the first floor. Attic bedroom and en-suite shower room to the second floor. Outside, there is a driveway for approx. Two vehicles and gardens to the front and rear.

Council tax band E. Internal viewing is essential to appreciate the good sized family accommodation on offer.

## ROOM DESCRIPTIONS

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### **Porch**

Double glazed windows and entrance door

### **Entrance Hall**

Entrance door and feature leaded stained glass window to the front and side. Oak panelled walls, telephone point and cast iron feature radiator. Stairs to the first floor.

### **Downstairs W.C**

2 piece suite in white comprising of sink and low level w.c. Tiled floor and radiator.

### **Lounge**

Double glazed bay window to the front, radiator, coved ceiling and delph rack. Living flame gas fire set on a marble hearth and having a wooden surround.

### **Sitting Room**

Bi-folding doors out onto decked area to the rear. Cast iron stove set on a. Stone hearth. Coved ceiling, delph rack, built in cupboards and feature radiator.

### **Kitchen/Diner**

Range of cream shaker style base and wall units having a wood effect work surface over. 1 1/2 bowl sink unit with mixer tap. Gas point for range style cooker. Plumbing for washing machine and dishwasher. Part tiled walls and extractor hood. Double glazed windows to the side and rear. Double glazed door to the side.

### **First floor**

#### **Landing**

Double glazed window to the side, delph rack and stairs to the second floor.

#### **Bedroom 1**

Double glazed bay window to the front, delph rack, radiator and fitted wardrobes.

#### **Bedroom 2**

Double glazed bay window to the rear, radiator and delph rack.

#### **Bedroom 3**

Double glazed window to the rear and radiator.

#### **Bedroom 4**

Double glazed window to the front, radiator, delph rack and cupboard over the stairs.

#### **Family Bathroom**

3 piece suite in white comprising of freestanding bath with hand held shower attachment, pedestal wash hand basin and low level w.c. Walk in shower. Part tiled walls, heated towel rail, extractor fan, down lighters and double glazed windows to the side.

### **Second Floor**

#### **Bedroom 5**

Velux window to the rear with views across the valley. Radiator and cupboard.

#### **En-Suite Shower Room**

2 piece suite in white comprising of sink and low level w.c. Step in shower cubicle. Velux window, fully tiled walls and chrome heated towel rail.

#### **Outside**

Access to basement which has power and light. Gas boiler. Consumer unit and electric meter.

Driveway to the front for two vehicles leading to the single garage. Lawned area with hedge and fence boundaries.

Mainly laid to lawn rear garden with raised decked area.

Fence and hedge boundaries. Outside tap.

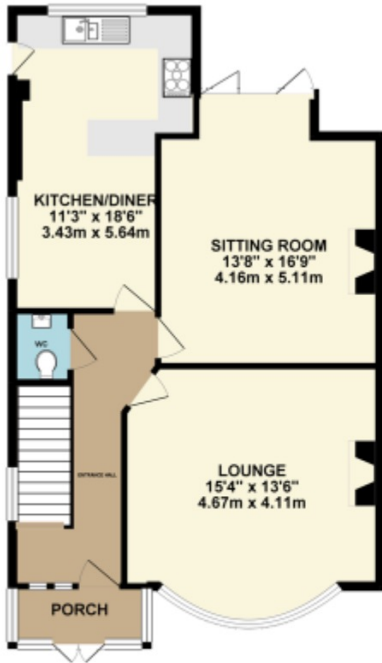
Single garage with up and over door. Power and light.

Double glazed window to the side and personal access door to the rear.

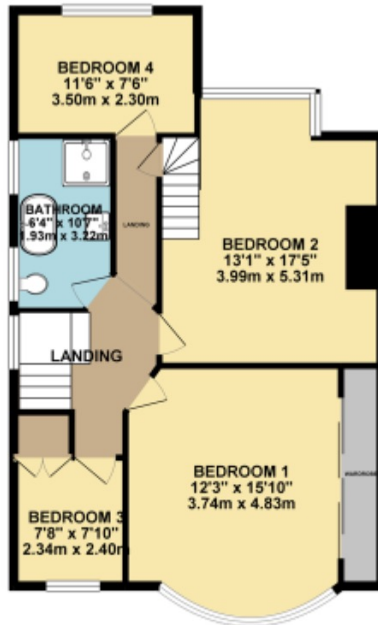
# FLOORPLAN



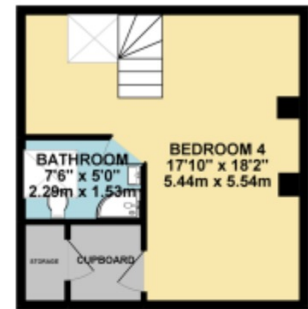
GROUND FLOOR 772.17 sq. ft.  
( 71.74 sq. m. )



1ST FLOOR 742.21 sq. ft.  
( 68.95 sq. m. )



2ND FLOOR 313.51 sq. ft.  
( 29.13 sq. m. )



TOTAL FLOOR AREA : 1827.88 sq. ft. ( 169.82 sq. m. ) approx.

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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