

FOR SALE

£199,950 Freehold



# 71 Branksome Drive, ShIPLEY, West Yorkshire. BD18 4BE

- Semi Detached True Bungalow - 2 Bedrooms
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Lounge with Bay Window - Dining Kitchen
- South Facing Tiered Rear Garden - Driveway
- No Seller Chain



## PROPERTY DESCRIPTION

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Two bedroom semi detached true bungalow, occupying an elevated position in a popular area of Shipley. The property is offered for sale with no Seller chain, therefore a quick completion can be achieved if necessary.

Benefiting from gas central heating, UPVC double glazing and intruder alarm. Briefly comprises; entrance hall, lounge, dining kitchen with useful pantry and two bedrooms, bathroom and rear porch. Outside, there is a driveway and tiered gardens to the front and rear.

Internal viewing recommended. Council tax band C.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed door to the front having feature stained glass. Radiator and delph rack

### Lounge

Double glazed bay window to the front, radiator and coved ceiling. Electric fire set on a stone hearth and television point.

### Dining Kitchen

Range of traditional base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven, gas hob with extractor hood over. Plumbing for washing machine. Part tiled walls and double glazed window to the side. Pantry housing gas boiler.

### Rear Porch

Double glazed windows to the side and rear. Double glazed door to the garden.

### Bedroom 1

Double glazed patio doors out into the rear garden. Radiator and fitted wardrobes.

### Bedroom 2

Double glazed window to the front and radiator.

### Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Cupboard housing hot water cylinder. Part tiled walls, tiled floor and radiator. Double glazed window to the side.

### Outside

#### Gardens

Tiered front garden with stone steps and driveway.

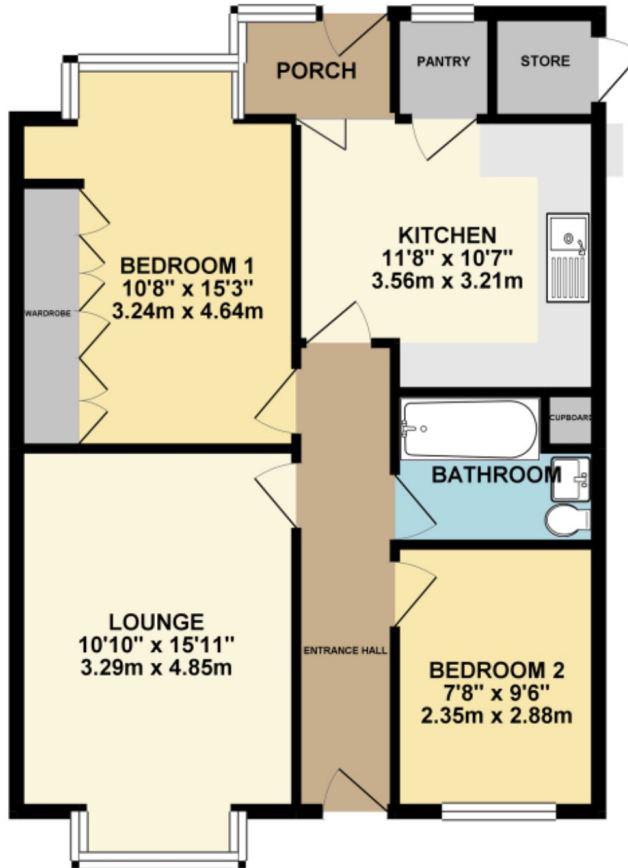
Tiered south facing rear garden with large patio. Flower and shrub borders, fence and stone boundaries. Garden shed. Access to outside store.



# FLOORPLAN & EPC



GROUND FLOOR 683.40 sq. ft.  
( 63.49 sq. m. )



TOTAL FLOOR AREA : 683.40 sq. ft. ( 63.49 sq. m. ) approx.

Whilst every effort 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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</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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