

FOR SALE

£245,000 Freehold



78 Branksome Drive, ShIPLEY, West Yorkshire. BD18 4BE

- Semi Detached Bungalow - 2 Bedrooms
- 2 Reception Rooms plus Conservatory
- Gas Central Heating - UPVC Double Glazing
- Double Tandem Garage - Off Road Parking
- Large Rear Garden - No Seller Chain



PROPERTY DESCRIPTION

Well presented semi detached bungalow, situated within a quiet cul-de-sac on the outskirts of Nab Wood in Shipley. Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout. Briefly comprises; entrance hall, two reception rooms, separate kitchen, good sized conservatory, two bedrooms and shower room. Useful attic space which many of the properties locally have developed further (subject to the necessary planning consents). Off road parking and garden to the front. Double tandem garage and extensive rear garden. Offered with no seller chain, therefore a quick completion can be achieved if necessary. Internal viewing highly recommended to appreciate the accommodation on offer. Council tax band C.



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door to the front. Radiator, delph rack and wall light points. Access to the loft space via pull down ladder

Lounge

Double glazed bay window to the front having feature stained glass. Radiator and television point. Living flame gas fire set on a marble hearth. Wall light points.

Dining Room

Double glazed windows to the side. Built in cupboard, radiator and delph rack.

Kitchen

Range of cream base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine and gas cooker point. Extractor hood. Tiled floor and part tiled walls. Double glazed windows to the side and door out to the rear. Down lighters

Conservatory

Double glazed windows to two sides and double doors out into the rear garden. Radiator and television point

Bedroom 1

Double glazed double doors into the conservatory. Picture rail, radiator and television point

Bedroom 2

Double glazed window to the front with feature stained glass. Radiator.

Shower Room

2 piece modern suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle with mains shower. Chrome heated towel rail. Part tiled walls and double glazed window to the side.

Outside

Gardens

Off road parking to the front. Mature planting of trees and shrubs. Fence and hedge boundaries.

To the rear there is a mainly laid to lawn extensive garden. Decked area. Mature planting of flowers, tree and shrubs. Greenhouse. Fence boundaries.

Garage

Double tandem garage with double doors. Windows to the side. Power and light.

Agent's Notes:

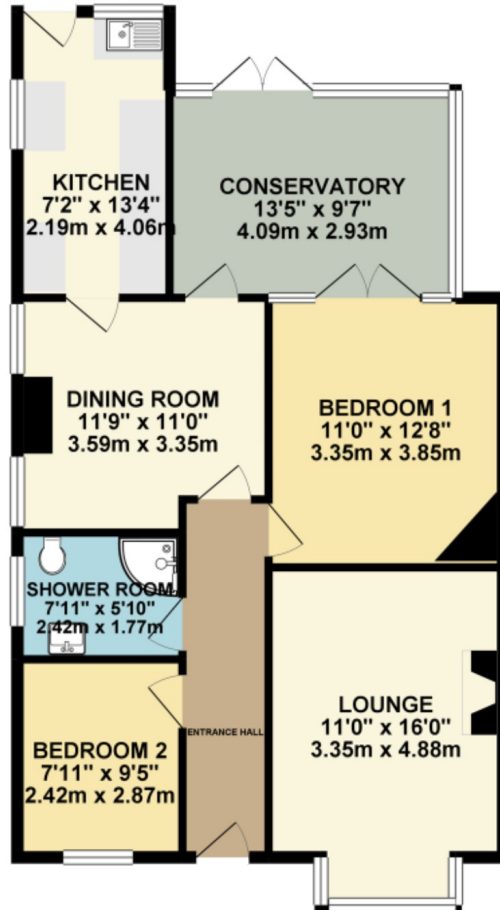
We have been informed by the Seller that the property was flooded in December 2015. Since the flood, the property has had extensive preventative and cosmetic work carried out. These include flood defence gates that can be slotted in front of all doors, one way air bricks to prevent water ingress, one way valves on pipe from kitchen and toilet, mechanism that sits in the cistern of the toilet to aid in the prevention of damage and disruption.



FLOORPLAN & EPC



GROUND FLOOR 847.77 sq. ft.
(78.76 sq. m.)



TOTAL FLOOR AREA : 847.77 sq. ft. (78.76 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 is to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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