

FOR SALE

£199,950 Freehold



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

- 2 Bed Extended Semi Detached Bungalow - Useful Attic Room
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Kitchen
- Gardens & Outbuilding - No Seller Chain
- In Need of Refurbishment



PROPERTY DESCRIPTION

Occupying an elevated position is this extended semi detached bungalow. Benefiting from gas central heating (boiler serviced annually) and UPVC double glazing. In need of some refurbishment, the property briefly comprises; entrance hall, two reception rooms, kitchen, two bedrooms, bathroom and useful attic room. Outside, there are gardens to the front and rear with outbuilding.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band C.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door to the front and radiator.

Lounge

Double glazed bay window to the front, radiator and coved ceiling. Electric fire and wall light points.

Dining Room

Double glazed windows to the side and rear. Radiator and electric fire. Fitted cupboards and stairs to the first floor.

Kitchen

Range of base and wall units having a complementary work surface over. Electric oven and gas hob. Stainless steel sink unit having a mixer tap over. Plumbing for washing machine. Double glazed windows to the side and rear. Double glazed door to the rear garden. Fully tiled walls and Ideal gas boiler.

Bedroom 1

Double glazed bay window to the rear, radiator and fitted wardrobes.

Bedroom 2

Double glazed window to the front and radiator.

Bathroom

3 piece coloured suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Fitted cupboard, fully tiled walls and double glazed window to the side.

Attic Room

Double glazed dormer window to the side, fitted wardrobes and radiator.

Outside

Gardens

Steps upto the front door with lawned area and flower and shrub borders.

Enclosed garden to the rear having paved areas, flower, tree and shrub borders. Fence and brick boundaries.

Outbuilding having double timber doors, power and light.

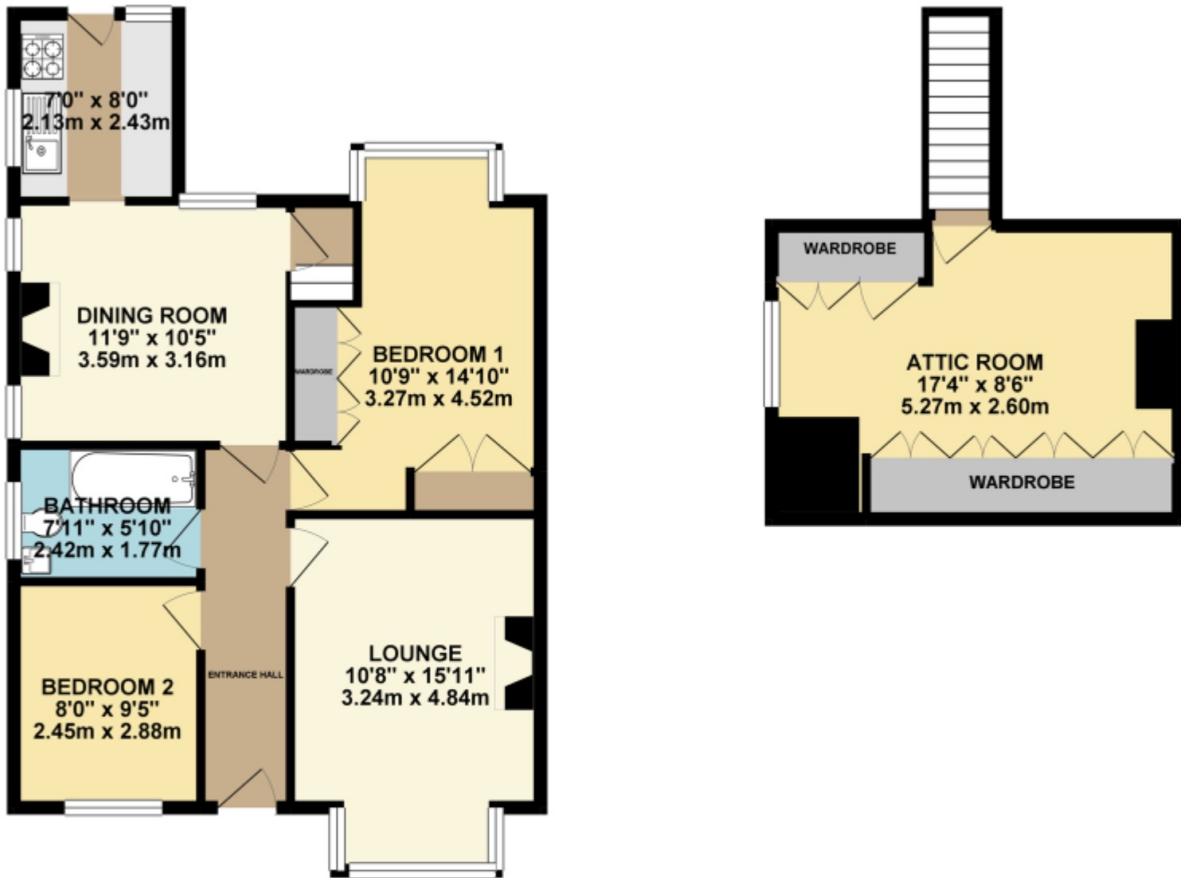


FLOORPLAN



GROUND FLOOR 664.10 sq. ft.
(61.70 sq. m.)

1ST FLOOR 241.12 sq. ft.
(22.40 sq. m.)



TOTAL FLOOR AREA : 905.22 sq. ft. (84.10 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 listed and no guarantee as to their operability or efficiency can be given.
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