



# 16 Branksome Grove, Shipley. BD18 4BD

- EXTENDED THREE BEDROOM, SEMI-DETACHED HOUSE
- MODERN FITTED KITCHEN & BATHROOM
- GAS C.H., SOME UNDERFLOOR HEATING, DOUBLE GLAZING
- ATTRACTIVE REAR GARDEN, DECKING & PATIO, NO PETS
- TO LET: £1100p.c.m. UNF. Council Tax Band 'C' Bradford, Bond £1150.





### PROPERTY DESCRIPTION

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An EXTENDED, THREE BEDROOM, SEMI-DETACHED house in a very popular residential location with excellent road/rail transport links to Leeds/Bradford and the Aire Valley. MODERN FITTED KITCHEN and BATHROOM, GAS C.H. and additional underfloor heating, double glazing. Attractive rear GARDEN with decking and additional PATIO area. NO PETS



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

recessed door mat, tiled floor, and radiator.

#### Lounge

featuring angled bay window, wall mounted recessed gas fire, radiator, and double doors to the :-

#### Dining Room

an extended room with two velux windows, tiled floor with underfloor heating, patio doors to the raised decking area.

#### Kitchen

MODERN FITTED KITCHEN with cream base and wall units, wood work tops and inset stainless steel sink and drainer. Built-in fridge and freezer and dishwasher, Built in double oven and microwave, Gas hob with extractor above. Also plumbing for washing machine.

#### Downstairs cloaks

low level w.c., wall mounted hand basin, chrome towel radiator, and tiled floor.

#### Staircase

spindle staircase to landing area, window to side elevation.

### First Floor

#### Bedroom 1

angled bay window, DOUBLE BEDROOM, built in wardrobes and radiator.

#### Bedroom 2

further DOUBLE BEDROOM to rear, with radiator

#### Bedroom 3

small bedroom/study with radiator, built in storage, and spot lights.

#### Bathroom

MODERN three piece suite comprising 'P' shaped bath with mains shower, curved screen, wall mounted hand basin, low level w.c., chrome towel radiator. Fully tiled to the walls, also with spot lights.

### Outside

#### Drive

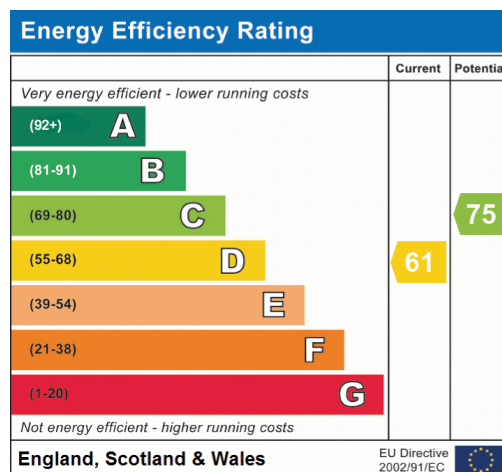
Driveway and mature shrubs to the front.

#### Garden

To the rear there is an attractive tiered garden incorporating a decked area, lawn and flagged PATIO.



## EPC



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