



## 11 Bracken Grange Court, Shipley, West Yorkshire BD18 4DQ

- Superbly presented four bedroom, two bathroom detached family home
- Master bedroom with ensuite shower room
- Driveway parking and gardens including 'garden room'
- Impressive open plan kitchen / dining space
- Located on this select modern development
- Viewings are highly recommended
- Spacious utility room and ground floor w.c.
- Sought after Nab Wood location

**£445,000**





# 11 Bracken Grange Court, Shipley, West Yorkshire BD18 4DQ

## DESCRIPTION

A superbly presented four bedroom detached family home offering attractive and very well-appointed family accommodation with impressive fixtures and fittings, forming part of this select modern development within the sought after residential locality of Nab Wood.

Nab Wood is well placed for a superb range of localised amenities in nearby Saltaire, Bingley and Shipley including well regarded schools (catchment for Beckfoot School), shops, supermarkets and transport links. Railways stations provide regular and direct access to both Leeds, Bradford and other West Yorkshire Towns (and beyond).

The property provides well laid out accommodation planned over two floors with Upvc double glazing and gas central heating, which briefly comprises; entrance hall, cloak room w.c. a very impressive 'heart of the home' open plan dining kitchen including a comprehensive range of stylish units open plan to a dining space, large utility room with a host of wall and base units and spacious living room with bay window with French doors leading to the adjoining gardens.

To the first floor, the property has a spacious landing area with access to a sizeable boarded loft storage space, master bedroom with ensuite shower room and fitted wardrobes, three further well proportioned bedrooms together with a stylish family bathroom / wc including a fitted three piece suite in white.

Externally, there is driveway parking to the fore with electric vehicle charge point together with a small lawned garden. To the rear there is a sizeable garden with paved patio seating area and further terraced garden with steps leading to a a superb garden room with power, lighting and uPVC doors.

This property represents a unique opportunity to acquire a good sized detached family home in a prestigious location. Early viewing is highly recommended to fully appreciate this superb property.



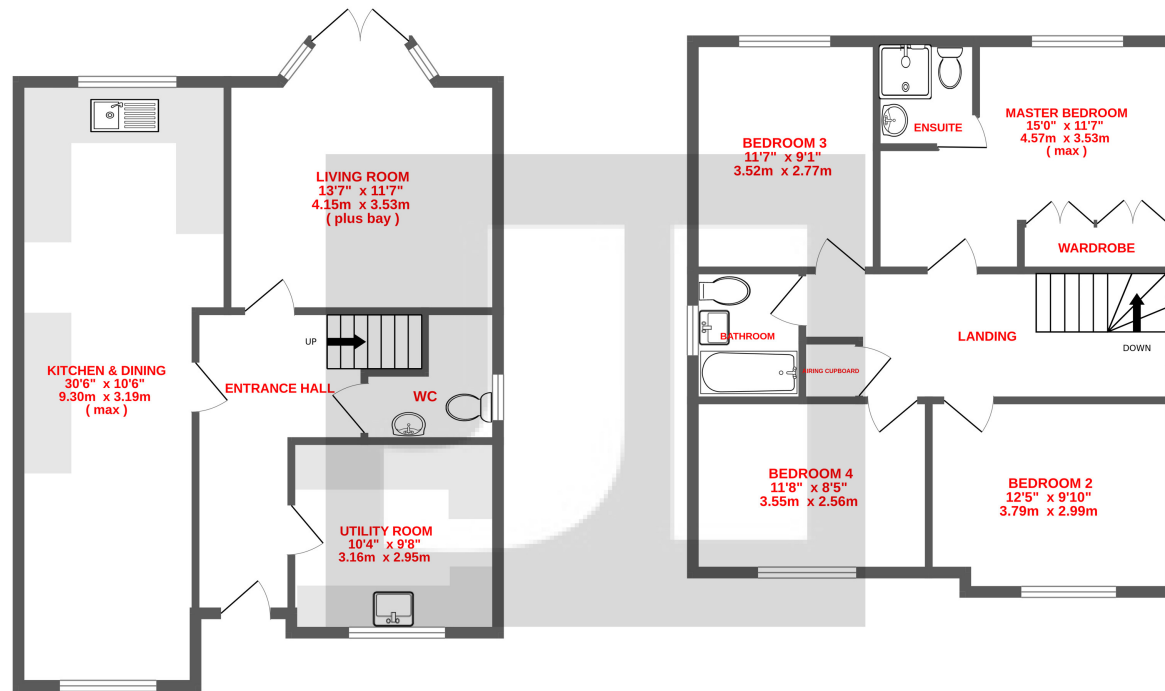






GROUND FLOOR

1ST FLOOR



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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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