

REDUCED

£285,000 Freehold



## 7 Staveley Court, Nab Wood, ShIPLEY, West Yorkshire. BD18 4HF

- Detached Bungalow - 2 Double Bedrooms and Dressing Room
- Large Lounge/Diner - Refurbished Kitchen
- Refurbished Bathroom - Newly Installed Double Glazing and Doors (2022)
- Gas Central Heating - Intruder Alarm
- Driveway & Tandem Garage - Gardens Front & Rear
- Woodland Back Drop - Highly Sought After Location
- Internal Viewing Essential



## PROPERTY DESCRIPTION

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Well presented detached bungalow in a highly sought after location off Staveley Road in Nab Wood. Occupying an attractive plot having a quiet location with a woodland back drop. Benefiting from newly installed double glazed windows and doors (2022), refurbished kitchen and bathroom (2019), gas central heating and intruder alarm. Briefly comprises; entrance hall, spacious lounge/diner with double doors out into the rear garden, kitchen with utility porch, master bedroom with dressing area and further double bedroom and house bathroom. Outside, there are gardens to the front and rear, driveway and tandem garage. Internal viewing is highly recommended to appreciate. Council tax Band E



## ROOM DESCRIPTIONS

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### **Kitchen**

Range of light grey shaker style base and wall units having a complimentary wood effect work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Electric double oven, gas hob and extractor hood. Integral microwave and integral slimline dishwasher. Under cupboard lights and gas boiler.

### **Entrance Hall**

Double glazed entrance door and window to the front. Radiator, dado rail and laminate floor. Cupboard housing hot water tank. Access to partly boarded loft via pull down ladder.

### **Through Lounge/Diner**

Double glazed windows to the front and double doors out into the rear garden. Television point, coved ceiling and wall light points. Inset gas fire.

### **Bedroom 1**

Double glazed window to the front and radiator. Opening into ..

### **Dressing Room**

Double glazed window to the front with fitted wardrobes and drawers. Fitted in 2019.

### **Bedroom 2**

Double glazed window to the rear, radiator and laminate floor.

### **Bathroom**

Modern white suite comprising of 'P'shaped Jacuzzi bath having a mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls, chrome heated towel rail and double glazed window to the front.

### **Outside**

Mainly laid to lawn front garden. Tree and shrub borders. Driveway leading to the garage. Paved area to the rear providing a secluded garden having fence boundaries and mature planting.

### **Tandem Garage**

Large tandem garage with up and over door. Power and light. Double doors out into the rear garden. This garage in our opinion, could be developed into further living space, subject to the necessary building consents.

### **Agent's Notes**

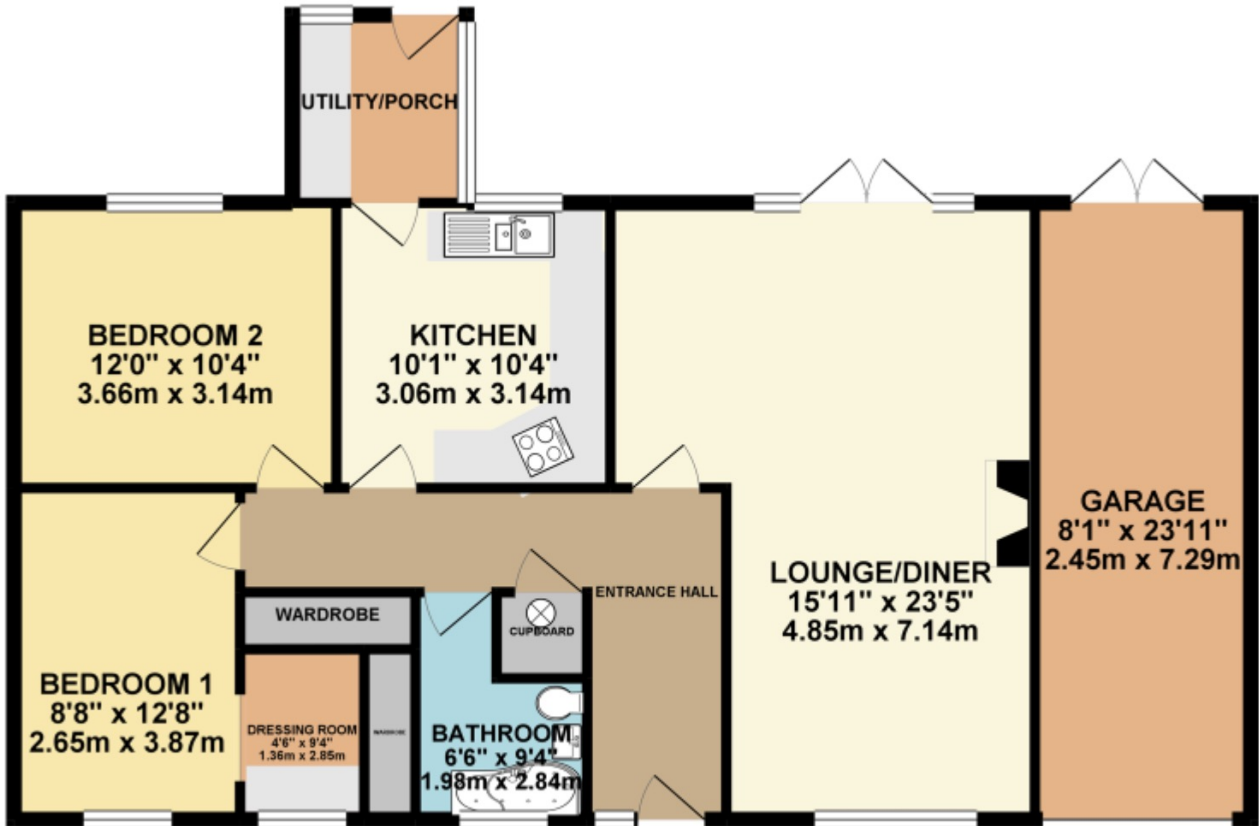
Please be aware that as there is a shared courtyard entrance to the front of Staveley Court; any maintenance costs to this area are to be split by the 8 properties that use it.



# FLOORPLAN & EPC



GROUND FLOOR 1106.30 sq. ft.  
( 102.78 sq. m. )



TOTAL FLOOR AREA : 1106.30 sq. ft. ( 102.78 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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