

FOR SALE

£342,500 Freehold



# 150 Nab Wood Drive, Nab Wood, Shipley, West Yorkshire. BD18 4EW

- 3 Bedroom Detached
- Spacious Lounge - Dining Kitchen - Utility & Large Orangery
- Master Bedroom with En-suite
- 2 Bedrooms & Family Bathroom to the Ground Floor
- Separate W.C - Driveway - Carport & Garage
- Large Rear Garden





## PROPERTY DESCRIPTION

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Beautifully presented and refurbished three bedroom detached in the well regarded area of Nab Wood in Shipley. Benefiting from gas central heating, UPVC double glazing, intruder alarm and modern fixtures and fittings throughout. Majority of the refurbishment works under taken in 2020 which included new boiler which is serviced annually, some electrical work, new kitchen, utility and orangery.

Ideal for an older family, this is an upside down house, where there are two bedrooms and bathroom to the ground floor. Stairs lead upto the main living space where there is a spacious lounge, dining kitchen, utility room, w.c, master bedroom, en-suite and orangery. The orangery can be used all year round, having under floor heating and could have a variety of uses such as dining room or sitting room and has double doors out into the magnificent large rear garden. To the front, there is a driveway for two vehicles with carport and large garage with storage room, which has integral house access, and in our opinion could be converted into further living space (subject to the necessary planning consents).

Internal viewing is essential to really appreciate the property on offer. Council tax band E.





## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door, radiator, stairs to first floor and integral access into the garage.

### Bedroom 2

Double glazed window to the front and radiator.

### Bedroom 3

Double glazed window to the side, radiator and built in wardrobes.

### Family Bathroom

3 piece suite in white comprising of bath with shower over, pedestal wash hand basin and low level w.c. Part tiled walls, chrome heated towel rail and storage cupboard.

### First Floor

#### Hall

Two storage cupboards.

#### Kitchen/Diner

Range of cream shaker style base and wall units having a complementary wood effect work surface over. 1 1/2 bowl sink unit having a mixer tap over. Integral fridge and freezer. Integral dishwasher. Double electric oven, 5 burner gas hob and extractor hood. Built in microwave. Part tiled walls, double glazed windows to the front and side. Access to partly boarded and insulated loft space via pull down loft ladder, and has light.

#### Lounge

Double glazed windows to the front and side. Radiator and television point. Living flame gas fire having a wooden surround.

#### Separate W.C.

2 piece suite in white comprising of low level w.c and

sink. Part tiled walls and double glazed window to the side. Radiator.

### Utility Room

Range of cream shaker style base and wall units having a complementary wood effect work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Ideal gas boiler. Double glazed window and door into Orangery.

### Orangery

Double glazed windows to sides and rear with double doors out into the rear garden. Under floor heating. Partial glass roof having self cleaning glass. Down lighters.

### Master Bedroom

Double glazed patio doors into orangery. Radiator

### En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle, chrome heated towel rail, shaver point and double glazed window to the side.

### Outside

#### Gardens

Front garden with driveway for two vehicles. Carport and access to the garage. Extensive garden to the rear having lawned and patio areas. Fence and hedge boundaries. Mature planting of flowers, tree and shrubs, Outside tap and power point. Shed and summerhouse.

#### Garage

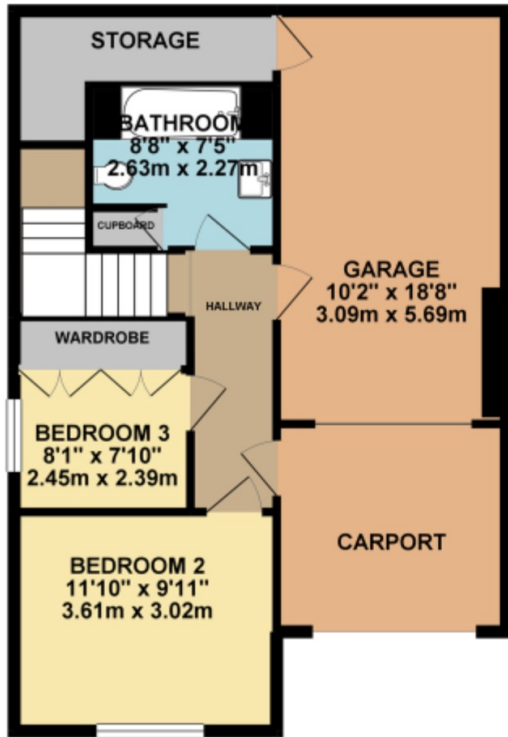
Up and over door. Power and light. Access into store room.



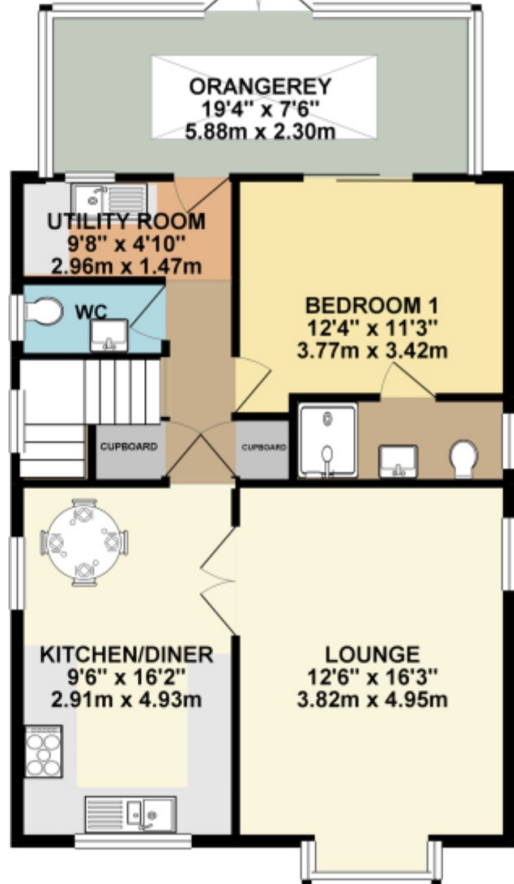
# FLOORPLAN & EPC



GROUND FLOOR 677.36 sq. ft.  
( 62.93 sq. m. )



1ST FLOOR 822.97 sq. ft.  
( 76.46 sq. m. )



TOTAL FLOOR AREA: 1500.33 sq. ft. ( 139.39 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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