



## 4 Aireville Grange, Shipley, Bradford, West Yorkshire, BD18 3AQ

Asking Price £359,950

HAMILTON BOWER are pleased to offer FOR SALE this spacious EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY with off-street parking located on a highly desirable quiet cul-de-sac in Shipley, Bradford - BD18. Set over three floors with generous bedrooms, two reception rooms, multiple off-street parking spaces, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; extended front porch, entrance hall, lounge, open-plan living kitchen, dining room, ground floor wet room, three first floor bedrooms, bathroom and finally a large second floor double bedroom. Externally the property has a recently laid gated driveway to the front, and a low-maintenance garden to the rear of the property. The property has been recently updated by the current owner resulting in a fresh, contemporary feel throughout, also fitted with double glazing and gas central heating throughout (boiler 2020) and full CCTV camera system.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Entrance Porch



Entrance porch to the front of the property with small set of steps from the driveway. Allowing good natural light through to the property and with space for a coat and shoe store.

### Entrance Hall



Entrance hall offering access to all ground floor rooms and first floor staircase.

### Living Kitchen



The hub of this family home, contemporary open-plan breakfast kitchen with living area. The kitchen is fitted with a good range of high-spec matching units with complementary bespoke quartz worktops. Integrated appliances - fridge/freezer, gas hob with overhead extractor, oven/grill, dishwasher, sink with drainer. Open-plan from the kitchen is the living area which has a central fireplace and ample room for a suite.

### Dining Room



Extension to the rear of the ground floor with double doors to the garden and access through to the wet room. Offering an ideal space for a family dining table with chairs as seen, or if preferable a bedroom with attached wet room.

### Lounge



Spacious lounge to the front of the property with bay window view to the driveway. With a central fireplace and ample space for a large suite as seen.

### Wet Room



Ground floor wet room sitting in the rear extension with access from the dining room. The wet room has tiled walls and a three-piece suite - wc, wash basin, towel rail and wet room shower.

## FIRST FLOOR



## Primary Bedroom



Good-sized primary bedroom with a bay window view to the front of the property.

The primary has full-length part-mirrored fitted wardrobes and offers space for a large bed with side tables.

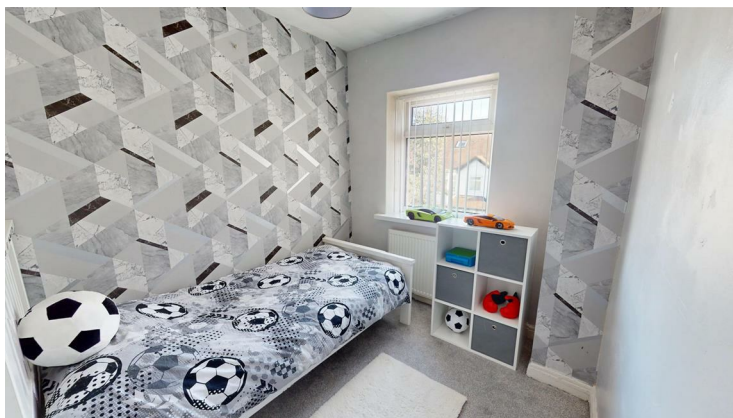
## Bedroom



Second double bedroom, with a bay window view to the rear of the property.

With full-length part-mirrored fitted wardrobes and space for a large bed with side tables.

## Bedroom



Third bedroom, a single room with a view to the front of the property.

Ideal for a child's bedroom or home office if preferable.

## Bathroom



House bathroom to the first floor with tiled walls and three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## SECOND FLOOR

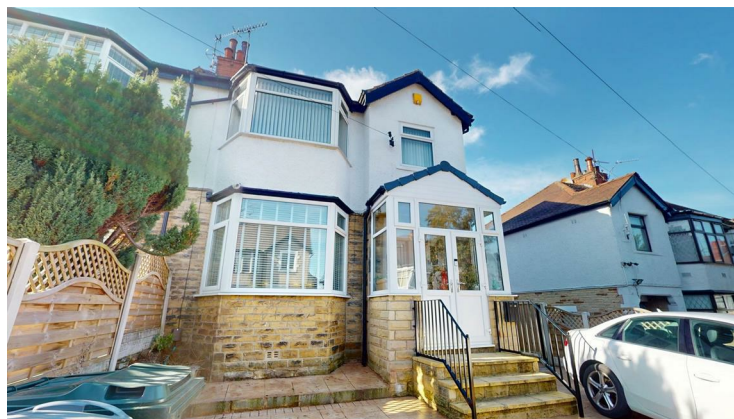
### Bedroom



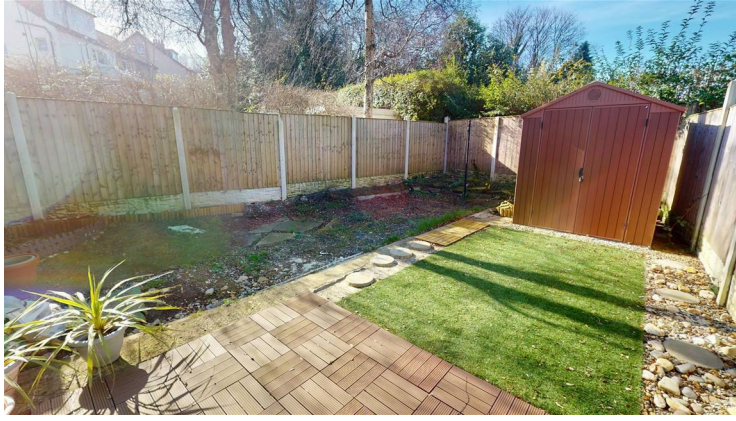
Generous double bedroom to the second floor with storage closet to the landing.

With skylight and dormer windows and offering ample room for a large bed with wardrobes and side tables.

## EXTERNAL



## Rear



Low-maintenance garden to the rear of the property with side access or via the double dining room doors.

With an accessible ramp leading to the doors, a patio area, astroturf section and garden shed.

## Front



Recently added gated driveway with pattern imprinted concrete, front wall and new fences all around - parking for three.

