



67 Branksome Drive, Nab Wood, Bradford, West Yorkshire, BD18 4BE
Asking Price £259,950

HAMILTON BOWER are pleased to offer FOR SALE this recently modernised THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW located in Nab Wood - BD18, With a new kitchen & bathroom, recently added first floor bedroom, 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; entrance, lounge, dining kitchen, utility room, two ground floor double bedrooms, first floor double bedroom, bathroom. Externally the property has a good-sized garden to the rear, a low-maintenance garden to the front, and a driveway leading to detached garage to the side. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



The hub of this family home, recently added open-plan dining kitchen with accompanying utility room. With sliding doors onto the rear garden, space for a family dining table, and with open staircase to the first floor. The kitchen is fitted with a wide range of units with complementary worktops and upstands. Appliances - induction hob with extractor, microwave, oven/grill, sink with drainer and fridge freezer.

Lounge



Spacious lounge with a view to the front of the property, a central fireplace and ample room for a suite.

Bedroom



Ground floor double bedroom with a view to the side of the property. Offering ample room for a double bed with side tables and wardrobes as seen.

Bedroom



Second ground floor bedroom, a single room with a view to the front of the property. Ideal for a child's bedroom or home office for those working remotely.

Shower Room



Recently added ground floor shower room with frosted window to the side of the property. With laminate flooring, wall tiling and a matching three-piece suite - walk-in shower, wc, wash basin and towel rail.

Utility Room



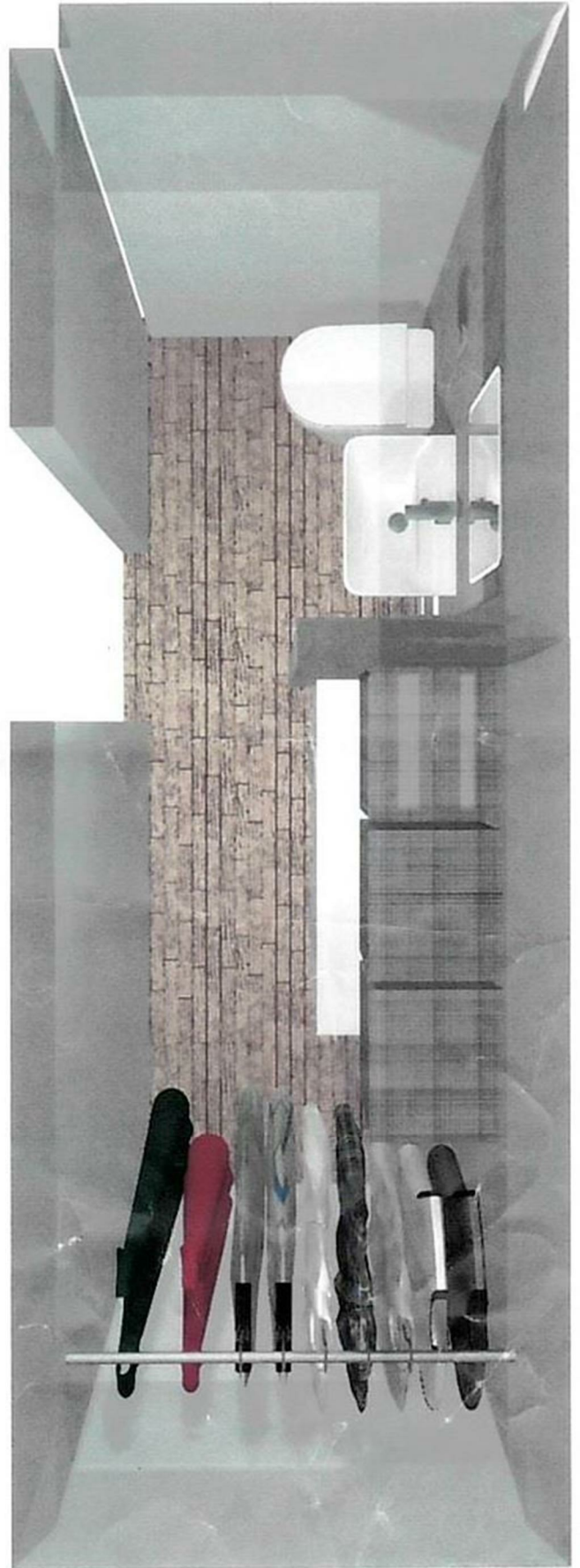
Utility room to the rear of the property with open access from the kitchen. Offering a power/plumbing supply and storage space for coats and shoes.

FIRST FLOOR

Bedroom



En-Suite



The first floor bedroom offers potential for an en-suite to be added, with plans currently drawn up by the current owner.

Scans featured on advertisement, a simple conversion for a second bathroom to be added.

Low-maintenance garden to the front of the property with steps from the driveway and offering an ideal seating space.

EXTERNAL



Rear



Tiered garden to the rear of the property with gated access from the driveway and doors from the kitchen.

With a paved patio area offering an ideal seating area, then a lawned and planting area to the top tier.

Drive & Garage



Large driveway leading down the side of the property offering off-street parking for multiple cars.

The driveway leads to the detached single garage which has an up-and-over door and power supply.

Front



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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