



**Branksome Crescent, Bradford BD9 5LD**

**welcome to**

**Branksome Crescent, Bradford**

This impressive size property offers versatile accommodation for a growing family. LOOKING FOR A THREE RECEPTION ROOM, FIVE BEDROOM DETACHED FAMILY HOME? Off street parking and gardens. Having being improved and well maintained throughout. Energy Rating: B



### Entrance Porch

uPVC double glazed double doors lead into the entrance porch with a second door leading into the entrance hall. uPVC double glazed windows.

### Entrance Hallway

The hallway has the staircase rising to the second floor landing, access into the living room, kitchen and ground floor bedroom.

### Living Room

19' 1" x 11' 1" ( 5.82m x 3.38m )

A generous size room with uPVC double glazed bay window to the front and central heating radiator. Double doors lead into the dining room and additional door gives access to the second living room.

### Dining Room

11' 4" x 11' 4" ( 3.45m x 3.45m )

The dining room is open to the kitchen with uPVC double glazed windows providing an excellent degree of natural light. Central heating radiator.

### Kitchen

18' 5" x 8' 4" ( 5.61m x 2.54m )

A range of grey high gloss wall and base units with complementary work tops, splash back tiling, inset sink with mixer tap and drainer. Built in spotlights to the kick boards. Integral gas oven with hob and exposed extractor. Plumbing for a dishwasher and space for a fridge freezer. Spotlights to the ceiling, wood effect flooring, uPVC double glazed window and door leading to the exterior.

### Second Living Room / Lounge

25' 10" x 9' 7" ( 7.87m x 2.92m )

Impressive length room, this second reception room offers versatile accommodation with uPVC double glazed bay window to the front and a central heating radiator.

### Utility Room / Previous Garage

20' 6" x 12' 1" ( 6.25m x 3.68m )

A great storage room with plumbing for a washing

machine and space for a tumble dryer. Two uPVC double glazed windows.

### Ground Floor Bedroom One

10' 4" x 10' 4" ( 3.15m x 3.15m )

uPVC double glazed window overlooking the patio, central heating radiator and access into the en-suite shower room.

### En-Suite

A white three piece suite comprises: a double walk in shower unit, low flush W.C and a wash hand basin. Tiled walls and flooring, uPVC double glazed frosted glass window.

### First Floor Landing

A light and airy landing has a uPVC double glazed window and access into the four bedrooms, bathroom and separate W.C.

### Bedroom Two

15' 2" x 9' 6" ( 4.62m x 2.90m )

Dual aspect room boasting two uPVC double glazed windows and a central heating radiator.

### Bedroom Three

14' x 11' 2" ( 4.27m x 3.40m )

uPVC double glazed windows and central heating radiator.

### Bedroom Four

14' 5" x 10' 5" ( 4.39m x 3.17m )

Built in wardrobes with over the head storage cupboards, uPVC double glazed bay window and central heating radiator.

### Bedroom Five

6' 11" x 5' 9" ( 2.11m x 1.75m )

uPVC double glazed window and central heating radiator.

### Bathroom

A white three piece suite comprises of P shaped bath with shower over and a glazed shower screen, low flush W.C and wash hand basin inset into a vanity

unit with storage drawers. Tiled walls and uPVC double glazed frosted glass window.

### Separate W.C

White two piece suite with a low flush W.C and wash hand basin. uPVC double glazed frosted glass window.

### Exterior

Sitting on a generous size plot the property is accessed via wrought iron gates to provide off street parking with a paved patio area and lawn to the front. The rear has a low maintenance paved pathway with lawn offering an excellent degree of privacy with mature shrubs and hedges.



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welcome to

## Branksome Crescent, Bradford

- Five bedroom detached
- Three reception rooms
- Stylish kitchen & bathrooms
- Immaculately presented throughout
- Off street parking

Tenure: Freehold EPC Rating: B

offers over

**£425,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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william h brown



**01274 531233**



Shiple@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



**williamhbrown.co.uk**