



Branksome Crescent, Bradford BD9 5LE

welcome to

Branksome Crescent, Bradford

Offering versatile accommodation throughout is this four bedroom detached family home, located in a highly sought after area within Heaton. Block paved drive for numerous cars, block paving to the side and rear with an enclosed area. uPVC double glazing & gas central heating. Energy Rating: D.



Entrance Hall

A uPVC double glazed door leads into the entrance hall with staircase rising to the first floor landing, understair storage cupboard and doors into the living room and kitchen.

Living Room

15' 11" x 10' 10" (4.85m x 3.30m)

A uPVC double glazed bay window the front offers an excellent degree of natural light. Feature fireplace with a living flame gas fire and a central heating radiator. Double doors lead into the dining room.

Dining Room

17' 3" x 10' 3" (5.26m x 3.12m)

A uPVC double glazed window to the rear, doorway open to the kitchen and access into the ground floor room / bedroom. Central heating radiator.

Kitchen

8' 9" x 8' (2.67m x 2.44m)

A range of wall and base units, complementary work tops, splash back tiling with stainless steel sink mixer tap and drainer. plumbing for a gas cooker with exposed extractor. Space for a fridge freezer and plumbing for a washing machine. uPVC double glazed window overlooks the rear garden.

Additional Room / Bedroom 4

18' 2" x 8' 1" (5.54m x 2.46m)

A versatile room to the ground floor with uPVC double glazed window, central heating radiator and en-suite shower room.

En-Suite

A stylish three piece suite comprising of: walk in double shower unit, low flush W.C and a wash hand basin inset into vanity unit. Fully tiled walls, flooring, spotlights to ceiling, uPVC double glazed frosted glass window and chrome wall mounted towel heater.

First Floor

Access into the three bedrooms and three piece bathroom. uPVC double glazed window.

Bedroom One

16' 1" x 10' 10" (4.90m x 3.30m)

A uPVC double glazed bay window with central heating radiator.

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.17m)

A uPVC double glazed window with central heating radiator.

Bedroom Three

7' 7" x 5' 11" (2.31m x 1.80m)

A uPVC double glazed window with central heating radiator and access to the loft hatch.

Bathroom

A white three piece suite comprises: bath with shower over, low flush W.C.and wash hand basin. Fully tiled walls and flooring with uPVC double glazed frosted glass window and chrome wall mounted towel heater.

Exterior

A block paved drive to the front offering off street parking with block paving to the side and rear.



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welcome to

Branksome Crescent, Bradford

- Four bedroom detached family home
- Well-presented throughout
- Versatile accommodation
- Paved garden to the rear
- Ample parking to the front

Tenure: Freehold EPC Rating: D

guide price

£375,000



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.



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