







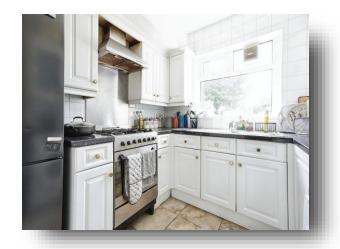


welcome to

Branksome Crescent, Bradford

Located in a highly sought after area within Heaton.Offering versatile accommodation throughout is this four bedroom detached family home. 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.





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

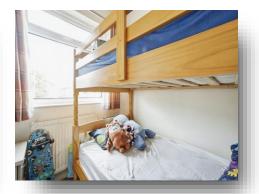
£375,000



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 an 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.







Heaton Park Dr
Durley Ave

Alum Dr
Branksom
Pres

Margaret McMillan
Primary School

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP109406



Property Ref: SHP109406 - 0020 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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