



**Shay Grove, Bradford BD9 6SP**

**welcome to**

**Shay Grove, Bradford**

Positioned in a highly sought after cul-de-sac is this well presented four bedroom, two reception rooms detached family home. Ideally located for schools, shops, bus routes and amenities. uPVC double glazing and gas central heating throughout. Energy Rating: E



### **Entrance Porch**

Double uPVC double glazed doors lead into the entrance porch with a second door leading into the hallway.

### **Hallway**

Staircase rising to the first floor landing. Doors into the living room, kitchen and W.C. Central heating radiator.

### **W.C**

A white two piece suite comprising of a low flush W.C and wash hand basin.

### **Living Room**

15' 1" x 13' 3" ( 4.60m x 4.04m )

A generous size room with feature fire place housing a living flame gas fire, uPVC double glazed window, central heating radiator and double doors into the dining room.

### **Dining Room**

12' 4" x 9' 11" ( 3.76m x 3.02m )

A versatile room off the living room and open to the conservatory with a central heating radiator and access into the kitchen diner.

### **Conservatory**

10' 9" x 8' 3" ( 3.28m x 2.51m )

uPVC double glazed windows and patio doors leading to the rear garden.

### **Kitchen**

18' 4" x 12' 2" ( 5.59m x 3.71m )

A range of grey wall and base units with complementary work tops, stainless steel sink with mixer tap and drainer. Space for a range cooker and plumbing for a washing machine. uPVC double glazed windows and door leading into the rear garden.

### **First Floor Landing**

Access into the four bedrooms and family bathroom.

### **Bedroom One**

17' 5" x 8' 7" ( 5.31m x 2.62m )

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

### **En-Suite**

A stylish three piece shower room comprising of a walk in shower unit, low flush W.C and wash hand basin inset into a vanity unit. uPVC double glazed frosted glass window.

### **Bedroom Two**

15' 3" x 12' 1" ( 4.65m x 3.68m )

uPVC double glazed window and central heating radiator.

### **Bedroom Three**

12' 5" x 10' 8" ( 3.78m x 3.25m )

uPVC double glazed window and central heating radiator.

### **Bedroom Four**

10' 2" x 6' 11" ( 3.10m x 2.11m )

uPVC double glazed window and central heating radiator.

### **Bathroom**

A white four piece suite comprising of: bath with mixer taps, walk in shower unit, low flush W.C and wash hand basin. Tiled walls and flooring with uPVC double glazed frosted glass window.

### **Exterior**

Off street driveway parking leads to an integral garage with lawned garden to the front and pathway to the front door. The rear has an enclosed paved path with lawn and mature bushes offering an excellent degree of privacy.



**view this property online** [williamhbrown.co.uk/Property/SHP109636](http://williamhbrown.co.uk/Property/SHP109636)



welcome to

## Shay Grove, Bradford

- Cul-de-sac location
- Four bedroom detached
- Two reception rooms & conservatory
- Modern kitchen & bathrooms
- Driveway parking & garage

Tenure: Freehold EPC Rating: E

fixed price

**£400,000**



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

view this property online [williamhbrown.co.uk/Property/SHP109636](http://williamhbrown.co.uk/Property/SHP109636)



Property Ref:  
SHP109636 - 0013

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01274 531233**



Shiple@williamhbrown.co.uk



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



**williamhbrown.co.uk**