



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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP109636 - 0015

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