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Branksome Drive, Shipley, BD18

£310,000 Freehold

Three Bedroom Semi-Detached

EPC Rating: D

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**Branksome Drive
BD18**

Key features:

- Three Bedroom Semi-Detached
- Gas Central Heating
- Garage & Driveway
- Large Gardens
- Popular Residential Location
- Open Plan Kitchen/Diner
- Modern Finish Throughout
- Perfect Family Home



Why you'll like it

Stunning Three Bedroom Semi-Detached Family Home situated on a highly desirable Cul De Sac half way between Saltaire and Bingley, close to local schools, amenities and transport links. This property will make a perfect forever home and viewing is highly recommended

****Benefitting from; gas central heating, open plan kitchen/diner and modern finish throughout****

Being well placed for an excellent and broad range of amenities in nearby Saltaire Village, Shipley and Bingley Town Centre. These amenities include several supermarkets, well regarded primary and upper schools, transport links by both rail and road and leisure facilities

HALL

LOUNGE 12' 0" x 11' 3" (3.66m x 3.43m) Large beautifully presented lounge with carpet flooring, wooden burner and bay window to the front providing ample natural light

KITCHEN/DINER 21' 7" x 13' 1" (6.6m x 4m) **MAX POINTS** Large open plan kitchen/diner, modern fitted kitchen with ample wall and base units, breakfast bar and Belfast sink. Door to the rear garden.

Ample space for dining table with patio doors to the rear garden providing ample natural light. Understairs storage cupboard

GARAGE 17' 3" x 8' 5" (5.26m x 2.59m) With power and up and over door

LANDING

BEDROOM ONE 11' 6" x 11' 3" (3.51m x 3.43m) Large double bedroom with carpet flooring and window to the front providing ample natural light

BEDROOM TWO 11' 6" x 11' 3" (3.51m x 3.43m) Second large double bedroom with carpet flooring and window to the rear overlooking the large garden

BEDROOM THREE 9' 0" x 5' 11" (2.75m x 1.82m) Third excellent sized bedroom with wooden flooring and window to the front

BATHROOM 7' 2" x 6' 10" (2.2m x 2.1m) Modern family bathroom comprising; WC, hand wash basin, freestanding bath and shower cubicle. Partly tiled walls

TO THE OUTSIDE To The Front is a driveway providing ample off street parking for two cars and access to the garage

To The Rear; Large rear garden comprising of, patio and decking area and large lawned garden, the perfect family garden to entertain friends and family



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

