



**33 Ashfield Drive, Bradford, West Yorkshire, BD9 4EN**  
**Asking Price £295,000**

A magnificent extended, FOUR BEDROOM semi detached family home in a sought after residential area. The property has been improved and maintained to the highest standard by the current owners and offers spacious living, quality fixtures and fittings and would suit a variety of potential buyers. INTERNAL INSPECTION is imperative to appreciate all this home has to offer.

33 Ashfield Drive is a fantastic and imposing property which has been much improved over recent years with an extended kitchen and modern windows and boiler. Ideally located close to Shipley Town centre with various amenities and transport links, this semi detached would suit a variety of purchasers.

EPC RATING - E

COUNCIL TAX BAND - C

## GROUND FLOOR

### ENTRANCE HALLWAY

Light and spacious hallway with feature oak and glass staircase. Tiled flooring, central heating radiator and original stained glass windows.

### LOUNGE

Bay fronted main reception area with double glazed window, tiled flooring and central heating radiator. Inset gas fire and surround. Open to...

### DINING ROOM

Good size second reception room with feature double glazed bi-fold doors leading to the rear garden. Tiled flooring and central heating radiator. Open to...

### KITCHEN

Extended to the rear, a well appointed and high quality fitted kitchen with units and work surfaces, incorporating a stainless steel sink and tap. Range cooker with extractor fan over. Two double glazed windows, a skylight window, central heating radiator, tiled flooring and breakfast bar seating area.

### SIDE PORCH

Useful, double glazed side entrance porch.

### W.C

With a low flush W.c and hand wash basin in white.

## LOWER GROUND FLOOR

### UTILITY AREA

Large basement level utility area stretching over 26 feet in length. Fitted with kitchen units and work surfaces. Plumbing for a washing machine and tiled flooring.

## FIRST FLOOR

### LANDING

Landing area with feature staircase, stained glass window and wood flooring.

### BEDROOM ONE

Double bedroom with double glazed bay window and fitted wardrobes to the front elevation. Central heating radiator.

### BEDROOM TWO

Double bedroom with double glazed bay window and fitted wardrobes to the rear elevation. Central heating radiator.

### BEDROOM THREE

Third first floor bedroom to the front elevation with double glazed window and central heating radiator.

## BATHROOM

Magnificent four piece modern bathroom suite in white. Low flush W.c, hand wash basin, corner bath and large screened shower area with mains operated shower. Tiled flooring, central heating radiator and two double glazed windows.

## SECOND FLOOR

### LANDING

Double glazed window and two good size storage cupboards.

### BEDROOM FOUR

Double bedroom to the rear elevation with built in storage, double glazed dormer window, central heating radiator and laminate flooring.

## EXTERNAL

The property is set in a good size plot with long drive way leading to a detached garage. There are established gardens to front and rear and raised decked area off the dining room and further decked area to the rear of the garden.

