



Offers in the region of £269,000

TENURE : FREEHOLD

Bradford Road, Shipley, BD18 3TP

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

Bradford Estates
218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL
mervyn@bradfordestates.co.uk | 01274 720 720
Website: <https://www.bradfordestates.co.uk/>



AGENTS NOTES:

High EPC Rating of C

This property has been fully refurbished, including a brand-new kitchen and bathroom. Full UPVC double glazing and gas central heating throughout. Decorated top to bottom in a fantastic colour scheme with luxurious thick pile carpets making this a ready-to-move-into property!

The lower Ground floor area could be converted into a "Granny Flat " with a Sitting Room, Shower Room, Bedroom, Kitchen /Diner/Reception. Private entrance to rear

The property also benefits from newly installed CCTV and remote-controlled alarm systems.

PROPERTY DESCRIPTION:-

GROUND FLOOR

ENTRANCE HALL:

Access to the living room, dining room and stairs leading to the first floor. Central heating radiator.

LIVING ROOM: 18.5ft x 12.8ft (5.61m x 3.86m)

Spacious and airy with a large bay window, allowing in plenty of natural light. Well thought colour scheme. Feature coving on the ceiling. Feature fireplace with matching mirror in marble and a gas fire inset. Central heating radiator.

SECOND RECEPTION : 15.9ft x 13.ft (4.79m x 3.96m)

Rear-facing and overlooking the rear garden with a large window. Elaborate wall trims with feature wallpaper on 3 sides. Sumptuously decorated. Central heating radiator. Door to kitchen.

KITCHEN: 10.11ft x 8.1ft (3.4m x 2.46m)

Brand new, bespoke kitchen. Made to measure with plenty of wall and base units in white with contrasting worktops in solid oak, finished with epoxy resin coating. Fitted oven and gas hob with extractor hood above. Solid granite sink with mixer tap. Large window, allowing in plenty of natural light.

LOWER GROUND

Occasional Bedroom/Guest Room 14.11ft x 13.3ft (4.54m x 4.04m)

Neutral decor. Window, allowing in natural light. Central heating radiator.

WALK-IN STORE ROOM:

Utility Room Having electrical power points.

Third Sitting Room 14.11ft x 13.3ft (4.54m x 4.04m)

Level access to the rear garden. Lovely decor with a large window, allowing in plenty of natural light. Central heating radiator. Door leading out to the rear garden. A door leads into the shower room.

SHOWER ROOM:

Three-piece suite in avocado green and white. Fully tiled floors. Electric shower. Central heating radiator. Two windows allow in natural light. Understairs storage space.

FIRST FLOOR -

BEDROOM ONE: 19.4ft x 16.10ft (5.90m x 5.14m)

Very spacious and airy bedroom. Ample space for beds and living space. The lovely colour scheme with themed colour chimney wall. Central heating radiator.

BEDROOM TWO: 13.1ft x 12.9ft (4.00m x 3.88m) Rear-facing and overlooking the rear garden. Built-in wardrobe/cupboard. Nicely decorated. Central heating radiator.

BATHROOM: 6.8ft x 5.8ft (2.02m x 1.74m)

Fully refurbished three-piece suite in white with a plumbed shower over bath. Fully tiled floors and walls. Stainless steel towel radiator.

SECOND FLOOR -

BEDROOM THREE: 18.9ft x 13.4ft (5.72m x 4.05m)

Front-facing bedroom with single dormer window. Neutral decor with a feature wall. Central heating radiator.

BEDROOM FOUR: 16.3ft x 12.5ft (4.96m x 3.89m)

Rear-facing with open and distant views. Velux window. Central heating radiator.

EXTERNAL:

Large lawn garden to the front with shrubs providing privacy but also colour and beauty from red-leafed shrubs. Low maintenance rear garden which is all paved, providing off-street parking for several cars. Large double gates in wood, allowing vehicle access and a separate single gate for walk-in access.

'In accordance with the 1979 Estate Agents Act, a personal interest is declared.'

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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