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**LINLEY &
SIMPSON**



BANKFIELD DRIVE, SHIPLEY, BD18 4AD

Fantastic period property dating from 1914 offering light and airy four bedroom accommodation together with potential for a loft conversion, subject to approval. The property has many character features, a contemporary kitchen and superb private rear garden. **EARLY VIEWING IS ESSENTIAL.**

Asking Price £370,000

We are delighted to offer this most attractive four bedroom, two reception room period semi detached house to the market featuring generous sized mature gardens which provide a secure and safe environment for young children and pets. The property boasts a number of character features throughout together with a contemporary white high gloss style kitchen.

Briefly the accommodation comprises: Reception hall, dining room, lounge, breakfast kitchen and utility/cloaks-wc to the ground floor together with four bedrooms, bathroom and a separate wc to the first floor. There is a drop down ladder with access to a large loft currently providing excellent storage, however, could provide potential for a loft conversion - subject to necessary approval. Outside, the property stands within a generous sized plot with superb rear gardens, laid to lawn, being perfect for young families. The rear gardens are south west facing therefore enjoy the sunshine for most of the day.

The property is situated within the popular residential location of Nab Wood, ideally for placed the local amenities of Saltaire and Bingley along with schools and transport links. With gas fired central heating and full double glazing the property briefly comprises:

RECEPTION HALL

UPVC entrance door with sash jammers, double glazed window, understairs cupboard, exposed floorboards, wall light point, traditional staircase and central heating radiator.

UTILITY/WC

Low level WC, hand wash basin and space for tumble dryer.

REAR ENTRANCE

UPVC door with sash jammers to side.

LOUNGE 16'9" X 13'11" (5.11 X 4.24)

Impressive double glazed bay window to front, stone effect fireplace with open fire, exposed floorboards, three wall light points, ceiling rose, original coving to ceiling and two central heating radiators.

DINING ROOM 13'10" X 11'4" (4.22 X 3.45)

Double glazed window to front, exposed floorboards, tiled fireplace, deep skirting boards, two wall light points, coving to ceiling and central heating radiator.

BREAKFAST KITCHEN 25'9" X 14'5" (7.85 X 4.39)

Newly fitted white gloss wall and base units with work surfaces over, sink unit, gas cooker point, space for washing machine, space for dishwasher, built in cupboard and shelving, Worcester Bosch combination boiler, exposed floorboards, two central heating radiators, three double glazed windows to rear and coving to ceiling.

FIRST FLOOR

LANDING

Drop down ladder leading to an impressive large loft space with Velux window and fitted with lighting and plug sockets (providing potential for conversion, subject to necessary planning approvals) and exposed floorboards.

BEDROOM ONE 13'11" X 13'11" (4.24 X 4.24)

Double glazed window to front, exposed floorboards, built in cupboard with stripped antique pine doors, coving to ceiling and central heating radiator.

BEDROOM TWO 13'11" X 11'4" (4.24 X 3.45)

Double glazed window to front, exposed floorboards and central heating radiator.

BEDROOM THREE 14'5" X 9'4" (4.39 X 2.84)

Double glazed window to rear overlooking the rear garden, wooden floorboards, built in cupboards and central heating radiator.

BEDROOM FOUR 9'4" X 8'3" (2.84 X 2.51)

Double glazed window to rear overlooking the garden, built in wardrobes and central heating radiator.

BATHROOM

Newly fitted white two piece suite comprising panelled bath with shower over, pedestal hand wash basin, double glazed window to rear and central heating radiator.

SEPARATE WC

Low level WC, hand wash basin, tiled walls, double glazed window to side and central heating radiator.

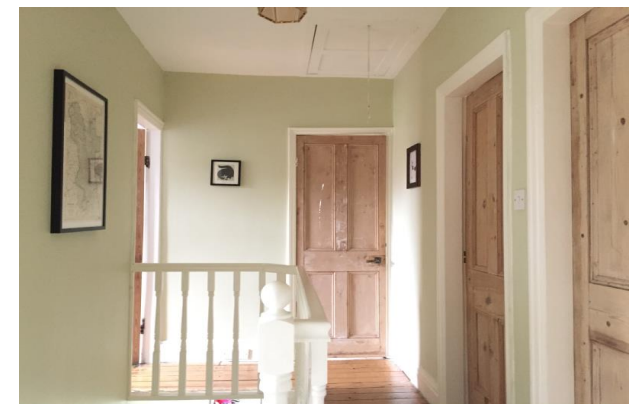
OUTSIDE

FRONT GARDEN

Laid mainly to lawn with flowering borders and hedge providing privacy from the road. Driveway providing off street parking for up to three cars in addition to a double tandem garage.

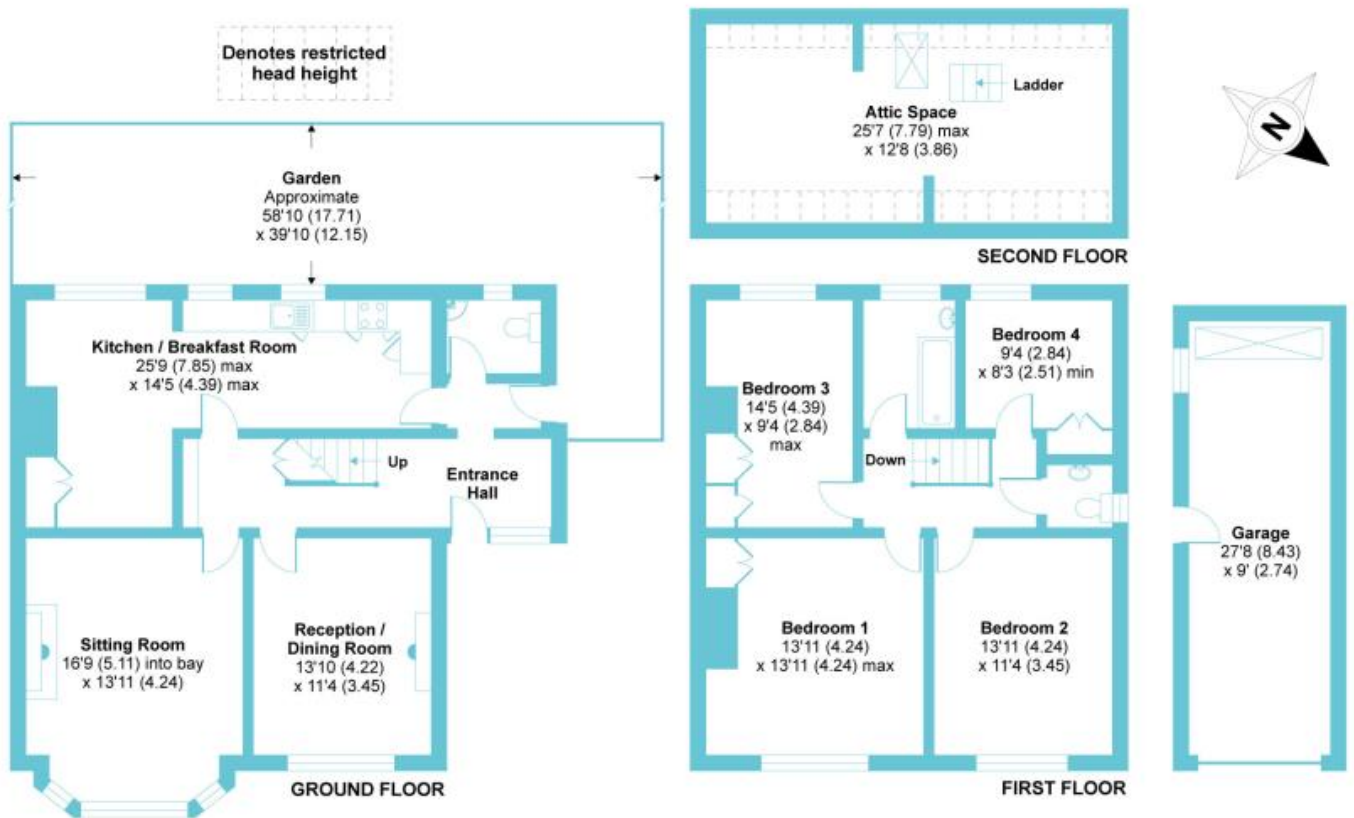
REAR GARDEN

Secure and private South West facing garden laid mainly to lawn with raised beds, flower, tree and shrub borders and a large mature Blue Atlas Cedar to the West corner. Original Yorkshire flag stone patio, seating area and large coal bunker. Impressive views towards Ilkley Moor.



Bankfield Drive, Shipley, BD18

APPROX. GROSS INTERNAL FLOOR AREA 2120 SQ FT 197 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions | |
| 57 | 75 | 42 | 65 |
| England, Scotland & Wales EU Directive 2002/91/EC | | England, Scotland & Wales EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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