



1 Broadwell Drive, Shipley, BD18 1QN
Offers Over £300,000

HAMILTON BOWER are delighted to offer FOR SALE this well presented family home. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, dining room, breakfast kitchen, utility room, ground floor W.C, four first floor bedrooms, master with en-suite and a house bathroom. There is a drive and garage, enclosed rear garden and the property sits in an enviable position with views on to an open green.



GROUND FLOOR

ENTRANCE HALLWAY

Entrance hallway with central heating radiator.

W.C

LOUNGE

18'9" x 10'5" (5.72 x 3.2)

Spacious living area with an abundance of natural light from a double glazed window to the front aspect and French Doors opening on to the rear garden. Coal effect gas fire and decorative surround. Central heating radiator.

DINING ROOM

10'5" x 8'11" (3.2 x 2.72)

To the front elevation, a second reception room with double glazed window and central heating radiator.

BREAKFAST KITCHEN

12'2" x 9'6" (3.71 x 2.9)

Good size kitchen with a range of fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with gas hob over. Double glazed window and central heating radiator.

UTILITY ROOM

Fitted wall and base units with space and plumbing for a washing machine. Central heating radiator and door to the rear.

FIRST FLOOR

LANDING

With storage cupboard and loft access.

BEDROOM ONE

13'8" x 12'0" (4.19 x 3.66)

Good size master bedroom with double glazed window and central heating radiator.

EN-SUITE

Three piece suite with W.c, wash basin and cubicle housing a thermostatic controlled shower. Double glazed window and central heating radiator.

BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m)

Double bedroom with central heating radiator and double glazed window.

BEDROOM THREE

10'2" x 8'9" (3.12 x 2.67)

Double bedroom with central heating radiator and double glazed window.

BEDROOM FOUR

10'11" x 6'5" (3.33 x 1.96)

Double bedroom with storage cupboard, central heating radiator and double glazed window.

BATHROOM

Fitted three piece bathroom suite in white. Double glazed window and central heating radiator.

EXTERNAL

To the side of the property there is a drive leading to a garage with up and over door, power and light. To the rear there is an enclosed garden with lawn and patio.

