



## 12 Bodmin Avenue, Shipley, West Yorkshire, BD18 1LT Offers In The Region Of £229,950

**\*FANTASTIC EXTENDED FAMILY HOME\* \*THREE BEDROOMS\* \*STUNNING VIEWS\* \*WELL PRESENTED\***

HAMILTON BOWER are delighted to offer for sale this most impressive extended three bedroom family home with stunning views to the rear and off-street parking. With its ideal cul-de-sac location, three good sized bedrooms and close proximity to local schools, we expect this property to be popular with families looking to settle in the area.

Comprising of entrance hallway, lounge, extended kitchen dining area, utility area, wc, ground floor bathroom and three bedrooms to the first floor. Externally there is a good-sized garden to the rear with decking, garden out-house and lawn, and to the front a driveway to accommodate two cars.

Early viewing is advised to fully appreciate all this home has to offer.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

## GROUND FLOOR

### Entrance Hall



Entrance hall to front of property with access to first floor, bathroom and living room.

### Living Room

13'7" x 7'10" (4.15m x 2.4m)



Good size living room with an abundance of natural light to the front aspect window and space to accommodate a large suite as seen.

### Dining Kitchen

14'1" x 14'9" (4.3m x 4.5m)



Amazing space, the hub of this family home. Extended dining kitchen with a flood of natural light from the patio doors and sky lights, with views over farm land to the rear.

High quality fitted kitchen with a range of fitted wall and base units and a central island. Contrasting work surface incorporating a sink unit. Integrated dishwasher. Halogen hob with extractor and double oven.

### W.C

5'10" x 4'5" (1.8m x 1.35m)



Ground floor WC with wash basin.

### Utility Area

Side entrance into utility space with washing machine and dryer.

### Bathroom

6'2" x 5'10" (1.9m x 1.8m)



Three piece suite with a P shaped bath, shower overhead, W.C and wash basin. Tiled flooring and walls. Heated chrome towel rail.

## FIRST FLOOR

Landing.

### Master Bedroom

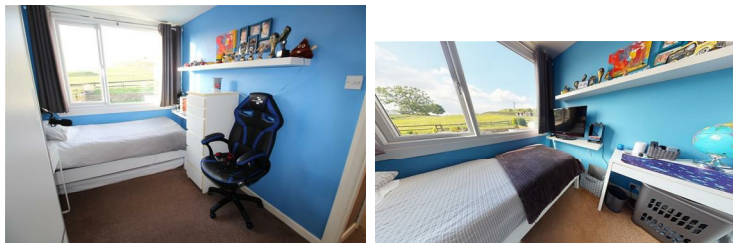
13'7" x 10'11" (4.15m x 3.35m)



Spacious master bedroom with far reaching views over the valley, storage cupboard and ample space for wardrobes and furniture as seen.

## Bedroom

10'4" x 7'10" (3.15m x 2.4m)



Double bedroom with views to the rear elevation and space for bedroom furniture.

## Bedroom

6'2" x 7'4" (1.9m x 2.25m)



Good size third bedroom with views to the rear elevation and space for bedroom furniture.

## EXTERNAL

Lawn to the front. Off road parking to the side. To the rear there is a paved and decked area leading to a lawn. Excellent storage area in the summer room. Amazing views over land to the rear.

## Front External



Front external of the the property with double driveway and shrubs, with side access to utility.

## Driveway



Flagged driveway to front of property that can easily accommodate two cars.

## Garden



Good-sized garden to the rear with patio area via decking, hot tub, garden outhouse and top tier lawn overlooking farm land to rear.

## Outhouse

Garden outhouse with double doors, lighting and electric supply. Ideal for an office, workshop or summer house.

