



9 Bracken Grange Court, Shipley, West Yorkshire, BD18 4DQ

A superior four bedroom detached family home in the sought after Nab Wood neighbourhood conveniently positioned for a host of local amenities, transport connections and recreational facilities.

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

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9 Bracken Grange Court, Shipley, West Yorkshire, BD18 4DQ

Bradford 5 miles, Skipton 16 miles, Leeds 17 miles (all distances approximate)

Offers Over: £410,000

- Superior detached family home
- Four bedrooms
- Extended conservatory
- Beautifully presented throughout
- Garden with decking area
- Driveway for multiple vehicles
- Prestigious residential location



General remarks

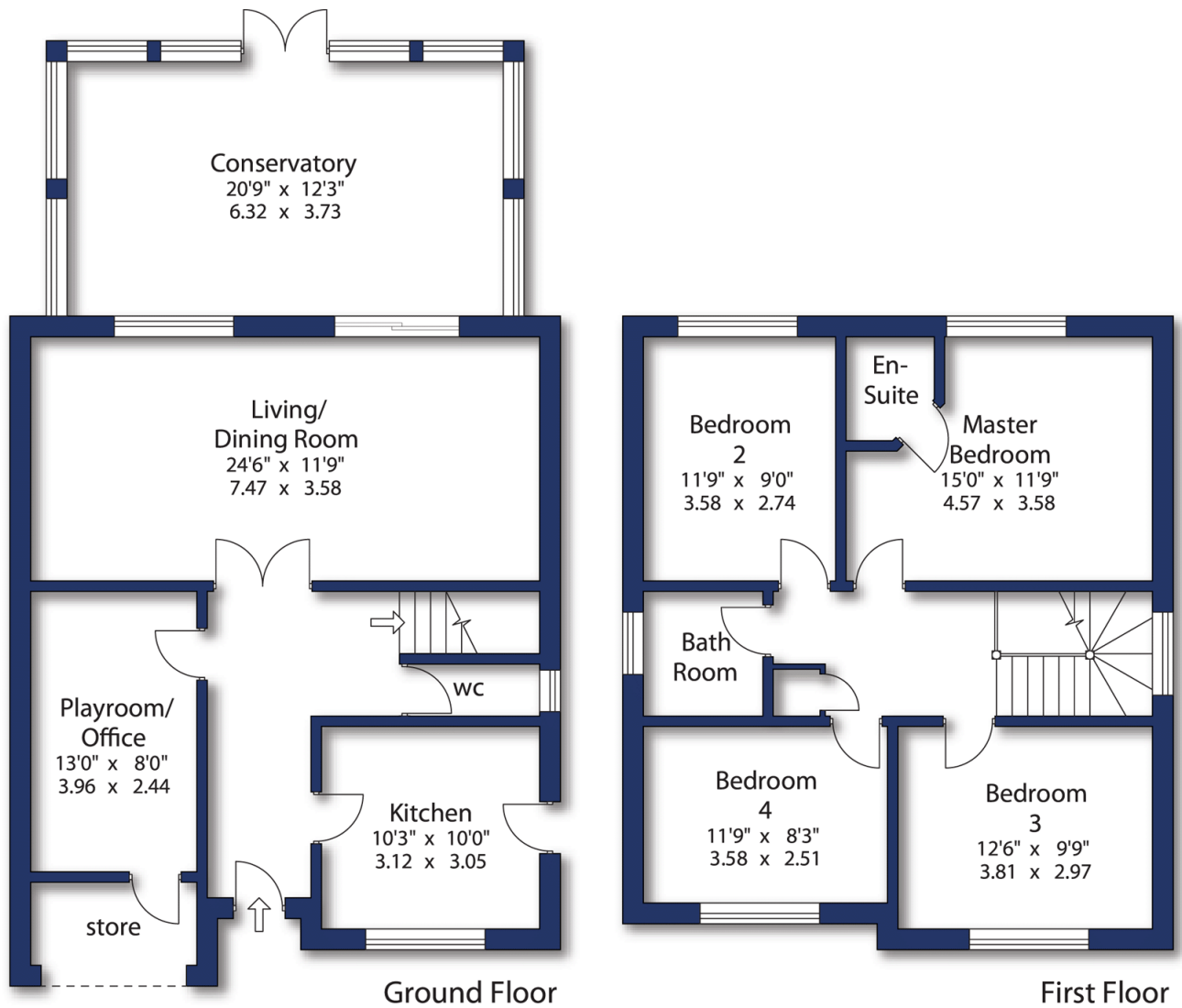
A rare opportunity to acquire an modern detached family home, situated within a discreet yet convenient location close to Saltaire and Bingley. Revealing tasteful interiors of significant quality the comprehensively equipped home, offers any would be purchaser versatility and flexibility while boasting a superb position and excellent gardens. The property offers substantial living, working and recreational space which will ideally suit modern family life.

Comprising of entrance hall, modern fitted kitchen, lounge with dining area, extended conservatory, cloakroom WC and an office/playroom all to the ground floor. The first floor has master suite with shower room, three further double bedrooms and the stylish house bathroom. Externally to the front there is

parking for two vehicles on the drive with a gated path leading to the rear. The rear garden has a sloping lawn that leads to a large and secluded decked patio.

Situated in a popular and well established residential neighbourhood, the historic world heritage site of Saltaire is within comfortable strolling distance where a broad range of everyday shops and boutique eateries are available as well as a railway station, from where there is a frequent service into the cities of Leeds and Bradford and into the popular local market town. of Skipton

Floorplans

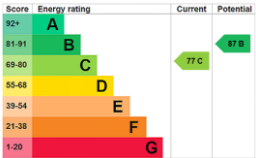


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Directions

From Saltaire proceed along Bingley Road towards Bingley and take a left turn into New Close Road. Continue up the road and turn right into Bracken Grange Court, the property is on the left.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: CSC241574

Contact us



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