

FOR SALE

£260,000 Freehold



## 33 Avondale Road, Shipley, West Yorkshire. BD18 4QR

- Stone Built Mid Terrace - 3 Double Bedrooms
- Downstairs W.C - En-Suite Shower Room
- Lounge - Sitting/Dining Room
- Enclosed Gardens Front & Rear
- Close to Amenities - Sought After Location



## PROPERTY DESCRIPTION

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Well presented 3 bedroom inner terrace in the well regarded Avondale Road area of Shipley. Ideally placed for amenities in both Saltaire and Shipley including the bus and rail network.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, lounge, sitting/dining room, kitchen and downstairs w.c to the ground floor. Two double bedrooms and family bathroom to the first floor, with attic bedroom and en-suite shower room to the second floor. Outside, there are gardens to the front and rear.

Council tax band C. Internal viewing is essential to appreciate the accommodation on offer.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door to the front, radiator and dado rail. Stairs to the first floor.

### Lounge

Double glazed bay window to the front, laminate floor, radiator and coved ceiling. Television point. Living flame gas fire set on a marble hearth.

### Sitting Room/Dining Room

Double glazed window to the rear, radiator, laminate floor and dado rail. Television and telephone points. Living flame gas fire set on a composite hearth. Large under stairs cupboard.

### Kitchen

Range of white base and wall units having a complementary wood effect work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Built in dishwasher. Double electric oven, gas hob and extractor hood. Double glazed windows and door to the side. Part tiled walls and laminate floor.

### Downstairs W.C

Low level w.c and sink unit. Cupboard housing Worcester gas boiler. Fully tiled walls, chrome heated towel rail. Double glazed window to the side and laminate floor.

### First Floor

#### Landing

Stairs to the second floor.

### Bedroom 1

Double glazed windows to the front, radiator, laminate floor and large walk in cupboard.

### Bedroom 2

Double glazed window to the rear, radiator and laminate floor.

### Family Bathroom

3 piece suite in white comprising of panelled bath having a main shower over, vanity sink unit and low level w.c. Part tiled walls, down lighters and built in cupboard. Double glazed window to the rear and radiator.

### Second Floor

#### Bedroom 3

Velux window and radiators.

#### En-Suite Shower Room

3 piece modern suite in white comprising of pedestal wash hand basin, step in shower cubicle and low level w.c. Chrome heated towel rail and fully tiled walls.

### Outside

#### Gardens

Patio area to the front with gated access. Enclosed paved garden to the rear with fence boundaries. Gated access. Security light, and outside tap. Garden shed.



# FLOORPLAN



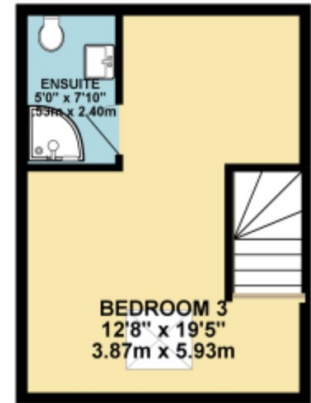
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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