

FOR SALE

£265,000 Freehold



41 Avondale Road, Shipley, West Yorkshire. BD18 4QR

- Stone Built Mid Terrace - 3 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Sitting Room/Dining Room - Modern Kitchen
- Family Bathroom & En-Suite Shower Room
- Enclosed Garden to the Rear - No Seller Chain
- Ideally Placed for Amenities in both Saltaire & Shipley



PROPERTY DESCRIPTION

Beautifully presented stone built mid terrace situated in a sought after location in Shipley. Ideally placed for amenities in both Saltaire & Shipley, including the bus and rail links, making the commute into Leeds only a 15 minute journey away.

The property has been extensively modernised and briefly comprises; entrance hall, lounge, sitting room/dining room and modern kitchen which was installed in 2021 to the ground floor. Two double bedrooms and family bathroom to the first floor, large attic bedroom with dressing area and en-suite shower room which was installed in 2023, to the second floor. Outside, there is a garden area to the front and enclosed paved rear garden.

Offered for sale with no Seller chain. Council tax band C. Internal viewing is essential to appreciate.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 16 mbps, Superfast 53 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Entrance door having feature leaded glass. Part wood panelled walls, radiator and telephone point. Stairs to the first floor.

Lounge

Double glazed leaded bay window to the front, radiator, wooden floor and coved ceiling. Wall light points and television points. Cast iron multi fuel stove set on a stone hearth.

Sitting Room/Dining Room

Double glazed French doors out into the rear garden. Radiator, under stairs cupboard and coved ceiling. Living flame gas fire set on a marble hearth and having a wooden surround.

Kitchen

Wren kitchen installed in 2021. Range of shaker style base and wall units in Ermine cloud blue with complementary work surface over. Inset stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Neff electric hob with extractor hood over. Neff electric oven plus combination oven and microwave with a slide and hide doors. Integral full size fridge and freezer. Baxi gas boiler installed in 2022.

First Floor

Landing

Stairs to the second floor.

Double Bedroom 2

Double glazed window to the front, radiator and coved ceiling. Original cast iron feature fireplace. Under stairs cupboard.

Double Bedroom 3

Double glazed window to the rear, radiator and coved ceiling.

Family Bathroom

3 piece suite in white comprising of 'P' shaped bath with electric shower over, pedestal wash hand basin and low level w.c. Chrome heated towel rail. Double glazed window to the rear, part tiled walls and built in cupboard.

Second Floor

Double Bedroom 1

Velux window, part wood panelled walls and radiator. Access to the boarded out loft space via retractable ladder and has light. Under eaves storage.

En-Suite Shower Room

2 piece modern suite in white comprising of wash hand basin set on a vanity drawer unit and low level w.c. Step in shower cubicle with mains shower over. Chrome heated towel rail, down lighters, part tiled walls and Velux window to the rear.

Outside

Gardens

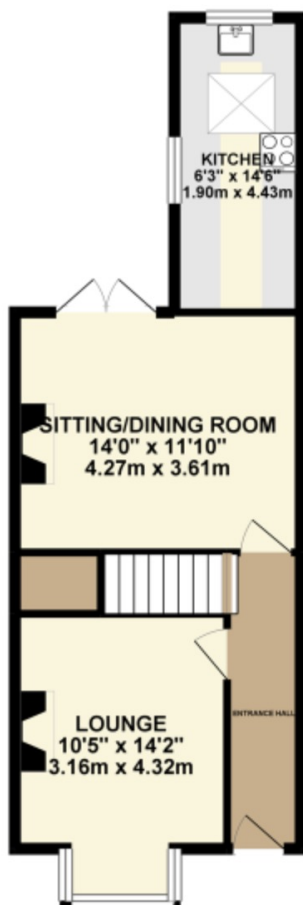
Gated access to the front leading to a pebbled area and paved walkway.

Enclosed paved garden to the rear having fence boundaries and gated access. Cold water tap.

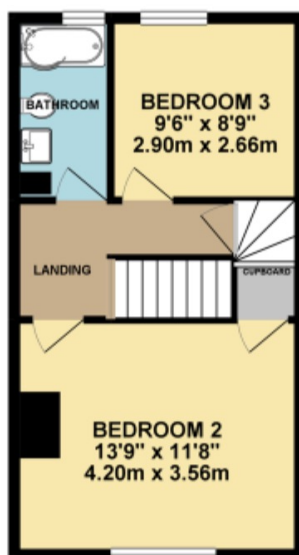


FLOORPLAN

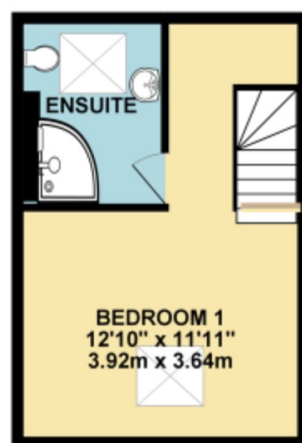
GROUND FLOOR 477.54 sq. ft.
(44.37 sq. m.)



1ST FLOOR 373.12 sq. ft.
(34.66 sq. m.)



2ND FLOOR 295.09 sq. ft.
(27.41 sq. m.)



TOTAL FLOOR AREA : 1145.75 sq. ft. (106.44 sq. m.) approx.

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.
Made with Metropix ©2025