

FOR SALE

£295,000 Freehold



## 7 Victoria Avenue, Shipley, West Yorkshire. BD18 4SQ

- 3 Bedroom Semi Detached situated on the Edge of Saltaire Village
- Through Lounge/Diner - Kitchen
- Shower Room & Separate W.C
- Double Width Driveway - Detached Garage
- Good Sized Gardens with Potential to Extend, Subject to Planning Consents
- No Sellar Chain - Close to Amenities





## PROPERTY DESCRIPTION

Well loved three bedroom semi detached, occupying a good sized plot with a cul-de-sac position on the edge of the World Heritage Site of Saltaire village. Ideally placed for the bus and rail network making the commute into Leeds only a 15 minute train journey away. Whilst tucked away in a quiet location, the property is only a short walk to the local shops, cafes, and cultural hotspots.

The property would benefit from the installation of gas central heating. It was re-roofed approx. two years ago and had a new front door and some double glazing installed in 2021.

Briefly comprises; entrance hall, through lounge/diner and kitchen to the ground floor. Three good sized bedrooms, shower room and separate w.c to the first floor. Outside, the property has good sized gardens front and rear with double width driveway and detached single garage. In our opinion the property could be developed further with extensions to the side and rear, subject to the necessary planning consents.

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

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps, Superfast 243 mbps & Ultrafast 1800. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's 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

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### Entrance Hall

Double glazed entrance door to the front. Stairs to the first floor and under stairs cupboard.

### Through Lounge/Diner

Double glazed window to the front with views over Shipley Glen. Windows and door to the rear out into the garden. Coved ceiling and wall light points. Night storage heater. Electric fire set on a tiled hearth.

### Kitchen

Range of base and wall units having a complementary work surface over. Stainless steel 1/2 bowl sink unit. Built in AEG appliances including: double oven, electric hob with extractor hood over, built in larder fridge and washing machine. Part tiled walls. Double glazed window to the rear and part glazed door to the side.

Useful pantry with double glazed window and shelving. Electric and water meters.

### First Floor

#### Landing

Two feature stained glass windows to the front.

#### Bedroom 1

Double glazed window to the rear. Fitted wardrobes, drawers and vanity unit.

#### Bedroom 2

Double glazed window to the front with views over Saltaire and Shipley Glen. Fitted wardrobes and night storage heater.

### Bedroom 3

Double glazed window to the rear. Access to the loft space.

### Shower Room

Walk in shower with electric shower over. Corner sink unit. Cupboard housing hot water tank. Fully tiled walls and double glazed window to the side.

### W.C

White low level w.c. Double glazed window to the side and fully tiled walls.

### Outside

#### Gardens

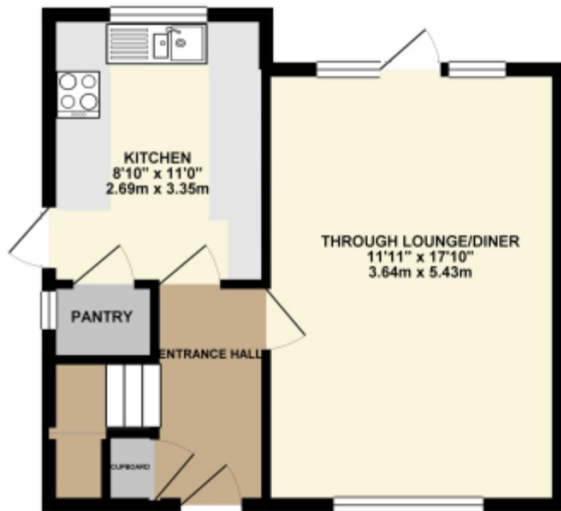
Block paved double width driveway to the front leading to the garage. Lawned area with flower, tree and shrub borders. Stone and fence boundaries. Security light.

Gated access to the rear leading to the mainly laid to lawn rear garden. Flower, tree and shrub borders. Garden shed. Hedge and fence boundaries.

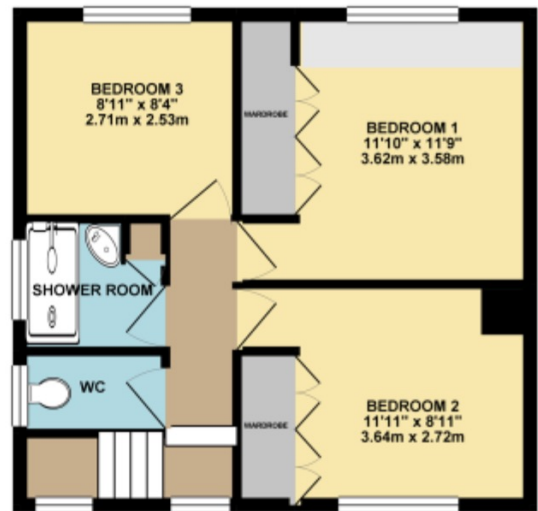


# FLOORPLAN

GROUND FLOOR 394.79 sq. ft.  
( 36.68 sq. m. )



1ST FLOOR 421.86 sq. ft.  
( 39.19 sq. m. )



TOTAL FLOOR AREA : 816.66 sq. ft. ( 75.87 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.  
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