

FOR SALE

£229,950 Freehold



8 Brookfield Avenue, ShIPLEY, West Yorkshire. BD18 1DW

- Extended 3 Bedroom Semi with En-Suite Shower Room
- Gas Central Heating - UPVC Double Glazing
- Fully Modernised - No seller Chain
- Lounge - Open Plan Family Living Kitchen
- Driveway - Gardens
- Council Tax Band B - Internal Viewing Is Essential to Appreciate Size & Quality
- Over 3 Floors



PROPERTY DESCRIPTION

Well presented 3 bedroom extended semi detached, situated over 3 floors. Ideally placed just off Thackley Old Road in Shipley, within easy reach of the bus and rail network which makes the commute into Leeds less than a 15 minute train journey away.

The property has been extensively modernised. Benefiting from both a ground floor extension and a loft conversion. There is gas central heating, UPVC double glazing and modern fixtures and fittings throughout.

Briefly comprises; Entrance, lounge and spacious family living kitchen to the ground floor. Two good sized bedrooms and bathroom to the first floor. Large attic bedroom and en-suite shower room to the second floor. Outside there is off road parking for two vehicles and enclosed rear garden having artificial lawn.

Ideal for a growing family. Offered for sale with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band B. Internal viewing is essential to appreciate size and quality of accommodation on offer.

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 7mbps, Superfast 218 & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. 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

Double glazed entrance door to the front, radiator and stairs to the first floor.

Lounge

Double glazed window to the front and radiator. Television point and laminate floor.

Family Living Kitchen

Range of white high gloss base and wall units having a complementary wood effect work surface over. Stainless steel single drainer sink unit with mixer tap. Electric oven, gas hob and extractor hood.

Breakfast bar incorporating additional storage cupboards. Built in fridge and freezer. Built in washing machine and dishwasher. Laminate floor and down lighters. Double glazed window to the rear. Double glazed double doors out into the rear garden and door to the side.

Useful large storage cupboard having a double glazed window and houses the Ideal gas boiler which was new in 2024, electric consumer unit and electric meter.

First Floor

Landing

Two double glazed windows to the side and radiator. Stairs to the second floor.

Bedroom 2

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

Bedroom 3

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

Second Floor

Bedroom 1

Velux window to the front and double glazed dormer window to the rear. Radiator, laminate floor and under eaves storage.

En-Suite Shower Room

2 piece suite in white comprising of vanity sink unit and low level w.c. Step in shower. Chrome heated towel rail. Laminate floor. Double glazed window to the rear and part tiled walls. Down lighters and extractor fan.

Outside

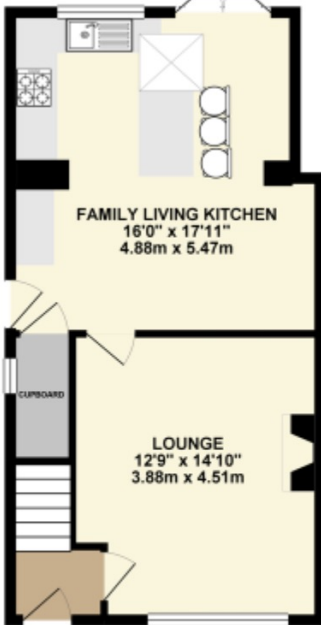
Gardens

Tarmac drive to the front for two vehicles. Fence and stone boundaries. Mature planting of trees and shrubs. Gated access to the side. Enclosed garden to the rear which was landscaped in March 2025 and has artificial lawn and fence boundaries.

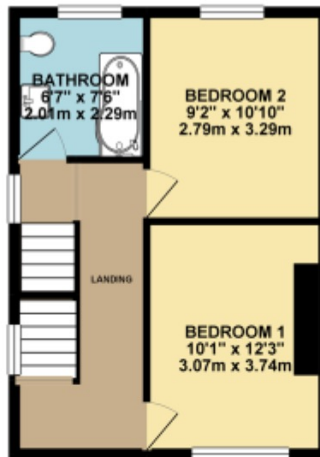


FLOORPLAN & EPC

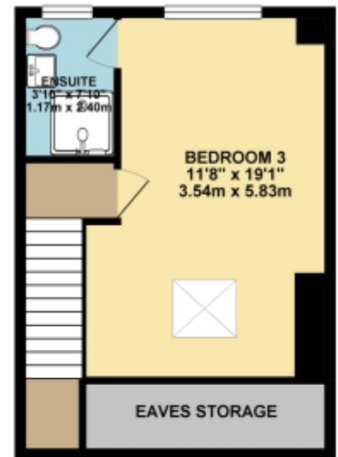
GROUND FLOOR 491.44 sq. ft.
(45.66 sq. m.)



1ST FLOOR 365.44 sq. ft.
(33.95 sq. m.)



2ND FLOOR 365.44 sq. ft.
(33.95 sq. m.)



TOTAL FLOOR AREA : 1222.33 sq. ft. (113.56 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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