

FOR SALE

£210,000 Freehold



13 Grange Avenue, Shipley, West Yorkshire. BD18 4BT

- 3 Bed Mid Townhouse
- Gas Central Heating - Double Glazing
- 2 Reception Rooms - Fully Modernised Throughout
- Gardens - Off Road Parking for 2 Vehicles
- No Seller Chain - Ideally Placed for Amenities in Saltaire



PROPERTY DESCRIPTION

Well presented and modernised mid townhouse situated in a quiet cul-de-sac in the Hirst Wood Area of Shipley. Ideally placed for amenities in Saltaire including the rail network.

Benefiting from gas central heating, double glazing and modern fixtures and fittings throughout. The property briefly comprises; lounge, dining room/sitting room and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. Outside, there is an enclosed garden to the front and low maintenance rear garden with off road parking for two vehicles.

Offered with no Seller chain, therefore a quick completion can be achieved. Internal viewing essential to appreciate.
Council tax band B.



ROOM DESCRIPTIONS

Lounge

Double glazed entrance door and bay window to the front. Electric fire, television point, wall light points, radiator and coved ceiling.

Dining Room

Double glazed window to the rear, radiator and laminate floor. Electric fire and television point. Under stairs cupboard housing consumer unit.

Kitchen

Range of dark grey shaker style base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap over. Plumbing for washing machine. Electric oven, gas hob with extractor hood over. Built in fridge and freezer. Laminate floor, part tiled walls and feature radiator. Double glazed window to the side and rear. Double glazed door out into the garden.

First Floor

Landing

Giving access to ..

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear, radiator, television point and built in wardrobe.

Bedroom 3

Double glazed window to the rear 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. Tiled floor, chrome heated towel rail and double glazed window to the rear.

Outside

Gardens

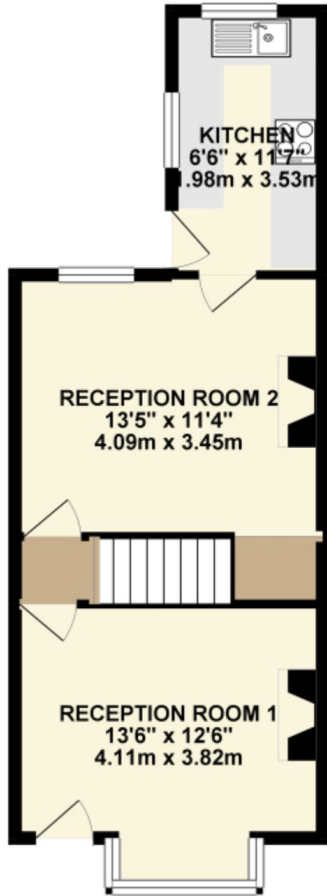
Enclosed garden to the front having gated access and fence boundaries. Artificial lawn, outside tap and outside electric point. To the rear, large patio area, under house storage, outside tap and outside electric point. Block paved driveway for two vehicles.



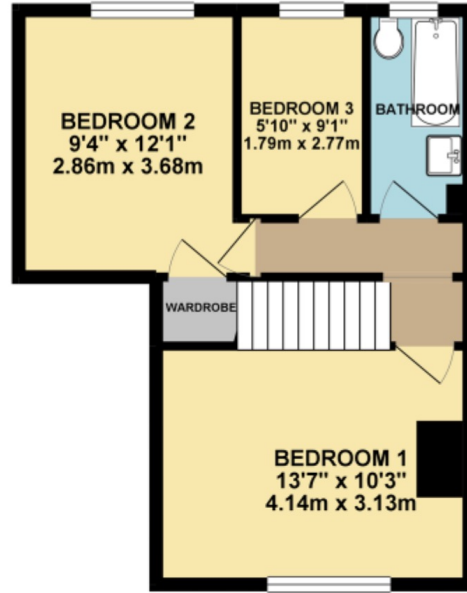
FLOORPLAN



GROUND FLOOR 418.49 sq. ft.
(38.88 sq. m.)



1ST FLOOR 396.46 sq. ft.
(36.83 sq. m.)



TOTAL FLOOR AREA : 814.96 sq. ft. (75.71 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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