

FOR SALE

£199,950 Freehold



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

- 3 Bedroom Terrace
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Kitchen
- Useful Under House Storage - Hardstanding for Vehicle
- Gardens Front & Rear



PROPERTY DESCRIPTION

Three bedroom terrace, situated in the popular Hirst Wood area in Shipley. Conveniently located for amenities in Saltaire village including the rail network. Leeds is only a 20 minute train journey away. There are countryside walks close by and easy access onto the Leeds Liverpool Canal.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; lounge, dining room and kitchen to the ground floor. Two double bedrooms, single bedroom and bathroom to the first floor. Outside, the property occupies a quiet cul-de-sac position, with garden area to the front and good sized rear garden with hard standing for a vehicle. There is a useful under house storage area having power and light. Ideal for First Time Buyer.



ROOM DESCRIPTIONS

Lounge

Double glazed bay window and entrance door to the front. Delph rack, radiator and gas fire

Dining Room

Double glazed window to the rear, laminate floor and radiator. Fitted drawers and cupboards. Plumbing for washing machine.

Kitchen

Range of white high gloss base and wall units having a complementary work surface over. Double electric oven, electric hob and extractor hood. Laminate floor, plumbing for washing machine or dishwasher. 1 1/2 bowl sink unit with mixer tap over. Radiator. Double glazed windows to the side and rear. Double glazed door into the garden.

First Floor

Bedroom 1

Double glazed window to the front and radiator. Open grate feature cast iron fire set on a tiled hearth.

Bedroom 2

Double glazed window to the rear, radiator and cupboard over stairs.

Bedroom 3

Double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising of wood panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Radiator, part tiled walls and double glazed window to the rear.

Outside

Gardens

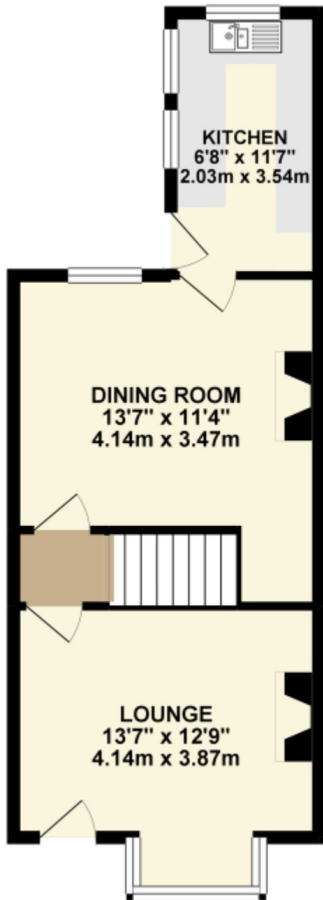
Pebbled front garden with hedge boundaries. Enclosed garden to the rear with fence boundaries and gated access. Hardstanding for one vehicle. Lawned and patio areas. Under house storage having power, light and gas boiler.



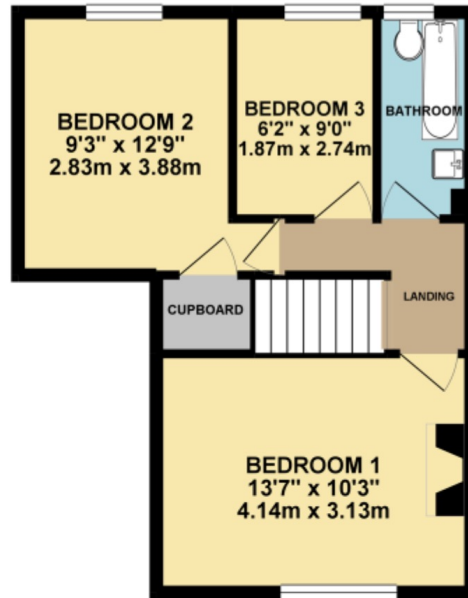
FLOORPLAN



GROUND FLOOR 430.34 sq. ft.
(39.98 sq. m.)



1ST FLOOR 406.96 sq. ft.
(37.81 sq. m.)



TOTAL FLOOR AREA : 837.30 sq. ft. (77.79 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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