

FOR SALE

£89,950 Leasehold



Flat 3, 1 Avondale Road, ShIPLEY. BD18 4QN

- Ground Floor 1 Bedroom Apartment
- Gas Central Heating - UPVC Double Glazing
- Open Plan Living Kitchen - Built in Appliances
- Modern Kitchen and Shower Room
- 2 Parking Spaces
- Close to Amenities inc Bus and Rail Links



PROPERTY DESCRIPTION

Well presented ground floor apartment, situated in the popular Avondale Road area of Shipley. Ideally placed for the amenities in both Shipley and Saltaire Village including the bus and rail network. The property has been refurbished in recent years by the current seller, benefiting from UPVC double glazing, gas central heating and modern kitchen with built in appliances and shower room.

The property briefly comprises: entrance hallway, open plan living kitchen, double bedroom and shower room. Outside, there are two useful parking spaces. Viewing is essential to appreciate the location and accommodation on offer.

Ideal for First Time Buyers or Investors alike.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door to the front and laminate floor.

Living Kitchen

UPVC double glazed windows with shutters to the front. Laminate floor, radiator and television point.

Range of high gloss cream base and wall units having a complementary work surface over. Stainless steel sink with mixer tap. NEFF electric oven and gas hob. AEG extractor hood. Built in washing machine and slimline dishwasher. Under cupboard lighting. Cupboard housing Vaillant gas boiler.

Shower Room

Modern two piece suite in white comprising of semi pedestal wash hand basin and low level WC. Step in shower cubicle with electric shower over. Extractor, down lighters and part tiled walls. Heated towel rail and fitted mirror with light.

Double Bedroom

UPVC double glazed windows with shutters to the front. Two radiators and fitted bedroom furniture.

Outside

Two parking spaces

Agent's Notes:

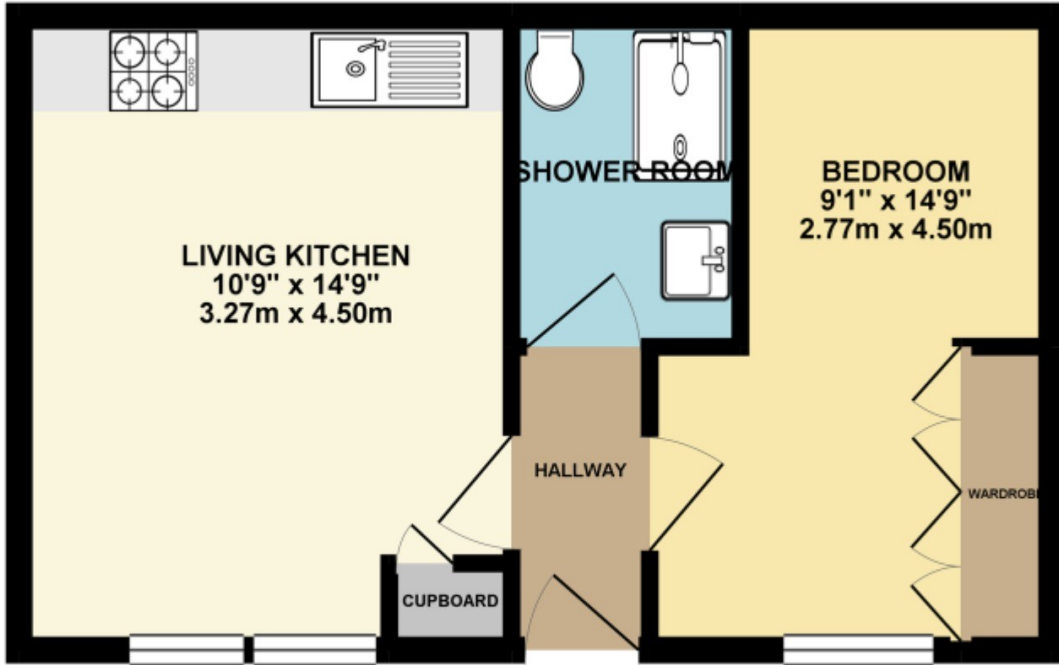
This property is leasehold and we have been informed by the Seller that there is a remainder of a 999 year lease. The service charge is approximately £30 per month which includes the buildings insurance.



FLOORPLAN & EPC



GROUND FLOOR



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		
(69-80)	C	70	76
(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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