



36 Hawthorne Avenue, Shipley, West Yorkshire BD18 2JB

- Well presented three bedroom semi detached home
- Sought after and convenient location, pleasant open aspect to the fore
- Gas heating and double glazing
- Stylish kitchen and bathroom fittings
- Gardens to three sides and gravelled off road parking
- Viewings are highly recommended

£165,000 Freehold



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DESCRIPTION

A very well presented three bedroom semi detached home situated in this pleasant and convenient position within Shipley, and providing well proportioned accommodation arranged over two levels together with good sized, attractive gardens to three sides.

Complete with modern fixtures and fittings and stylish decor, the property is fitted with both uPVC double glazing and a gas fired central heating system and in brief comprises: Entrance hall, large through lounge having windows to two elevations, stylish kitchen and additional utility / storage space.

At first floor level there are three bedrooms, all of which are of good proportions and also the house bathroom / w.c. which is fitted with a contemporary three piece suite in white with attractive tiling and bath with shower over and folding glazed screen.

Externally, there are garden areas to three sides which are a particularly attractive feature and comprise of lawned areas and a decked section, perfect for outdoor dining or leisure. There are double opening gates opening onto an off road gravelled parking area and additional parking is available on street.

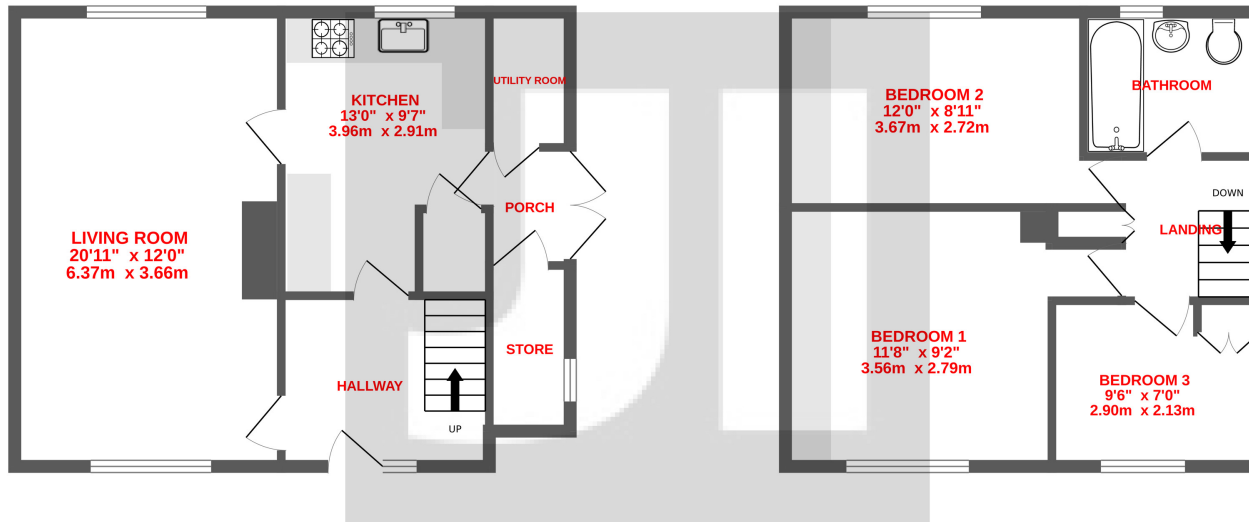
This is an excellent home that will suit a variety of purchasers - viewings are highly recommended.





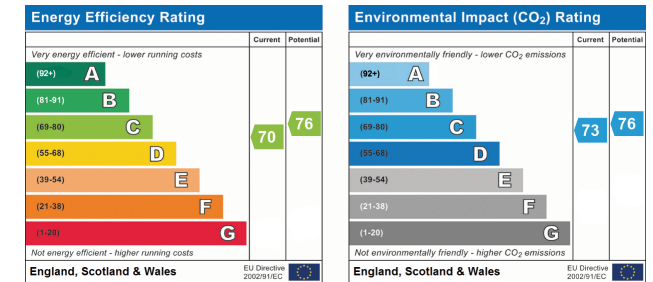
GROUND FLOOR

1ST 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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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01274 533322

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

info@jiestates.co.uk

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