

FOR SALE

£450,000 Freehold



# 125 Oak Bank, Avondale Road, Shipley, West Yorkshire. BD18 4QZ

- 3 Bedroom Detached - Originally 4 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- 3 Reception Rooms - Utility Room
- Driveway & Integral Garage - Large Rear Garden
- Dressing Room & En-Suite to Master Bedroom
- Partially Refurbished - No Seller Chain



## PROPERTY DESCRIPTION

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Originally 4 bedrooms, this substantial 3 double bedroom detached is half way through a program of refurbishment and needs to be completed. Extensive works have already been undertaken in the last 10 years. These include; full re-wire, new UPVC double glazing, new central heating system, new contemporary bathrooms and new utility room.

The property is ideally placed for amenities in both Saltaire and Shipley including the bus and rail network. Northcliffe Woods & Park is a short walk away.

Boasting spacious family sized accommodation. Briefly comprising; entrance hall, downstairs w.c, 3 reception rooms, kitchen and utility room to the ground floor. Large landing with study area, master bedroom suite with dressing room and en-suite, 2 further double bedrooms and large family bathroom. Outside, there is parking and garden to the front with integral garage and large south facing rear garden.

In opinion, the property could be extended further to the side and rear. The garage and attic space could also be developed further. All subject to the necessary planning consents.

Offered with no Seller chain. Internal viewing is essential to appreciate them work undertaken already and the potential to develop further.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door and windows to the front. Feature radiator and feature tiled walls. Tiled floor, built in cupboard and stairs to the first floor.

### Downstairs W.C

Contemporary 2 piece suite in white comprising of corner wash hand basin set within a high gloss unit and low level w.c. Tiled floor, tiled splash back, extractor and mirrored cabinet.

### Dining Room

Double glazed windows and double doors out into the rear garden. Coved ceiling and feature radiator.

### Kitchen

Range of traditional base and wall units having a complementary work surface over. Stainless steel sink with mixer tap. Electric oven, hob and extractor hood. Plumbing for dishwasher. Radiator and door to garden. Double glazed window to the side and rear.

### Utility Room

Range of grey high gloss base and wall units having a complementary wooden work surface over. Ceramic sink with mixer tap. Chrome heated towel rail, plumbing for washing machine and integral wine fridge. Double glazed window to the side, tiled floor and downlighters. Worcester gas boiler (fitted 2016). Access into garage.

### Lounge

Double glazed window to the rear, radiator, wall light points and coved ceiling.

### Snug

Double glazed window to the front, radiator, fitted shelving and down lighters.

### First Floor

#### Landing

Large space with study area. Double glazed window to the front. Large walk in storage cupboard with access to

the loft space. Feature radiator.

### Master Bedroom Suite

Double glazed window to the rear, feature radiator and down lighters. Wall light points, bedside cabinets, under floor heating and tiled floor.

Opening into dressing room which has floor to ceiling double glazed window, fitted wardrobes, under floor heating and tiled floor.

En-Suite: 2 piece contemporary suite comprising of wash hand basin and back to wall pan w.c. Large step in shower cubicle with mains shower over. Chrome heated towel rail and fitted mirrored cabinet with light.

### Bedroom 2

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

### Bedroom 3

Double glazed window to the front, feature radiator and down lighters.

### Family Bathroom

3 piece contemporary suite comprising of freestanding bath, large vanity sink unit set within a high gloss grey unit and low level w.c. Large walk in shower, chrome heated towel rail and extractor. Under floor heating, tiled floor and part tiled walls. Extractor fan and shaver point. Double glazed window to the front and side.

### Outside

#### Gardens

Lawned garden with driveway to the front leading to the garage. Large mainly laid to lawn rear garden with patio area and mature planting.

### Integral Garage

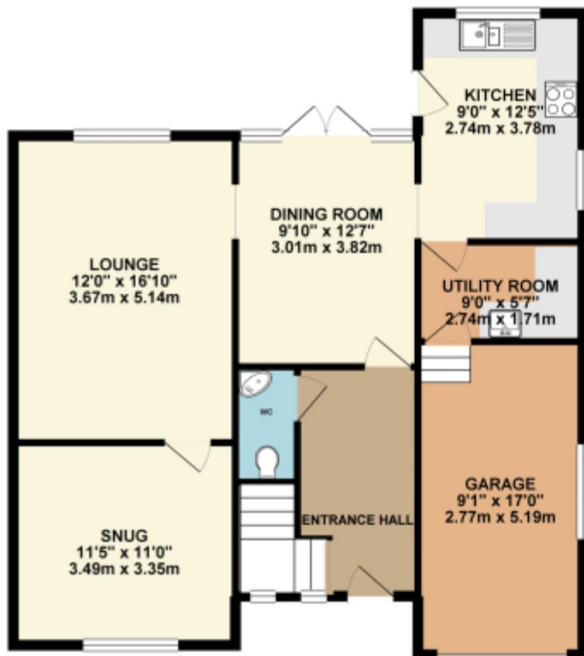
Up and over door. Power and light. Double glazed window to the side.



# FLOORPLAN



GROUND FLOOR 903.26 sq. ft.  
( 83.92 sq. m. )



1ST FLOOR 814.25 sq. ft.  
( 75.65 sq. m. )



TOTAL FLOOR AREA: 1717.51 sq. ft. ( 159.56 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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