

FOR SALE

£199,950 Freehold



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

- 3 Bedroom Terrace
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room/Sitting Room - Modern Kitchen
- Modern Bathroom Fitted 2021
- Enclosed Rear Garden



PROPERTY DESCRIPTION

Well presented three bedroom terrace in the popular Hirstwood area of Shipley. Within walking distance of amenities in Saltaire village including the train station, making the commute into Leeds only a 20 minute train journey away. Within the catchment of the well regarded Saltaire Primary school.

Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout. Briefly comprises; entrance porch, lounge, sitting room/dining room and kitchen to the ground floor. Three bedrooms and bathroom to the first floor. Outside, there is a garden area to the front and enclosed garden to the rear.

Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Porch

Double glazed double doors to the front and double glazed windows to the front and side.

Lounge

Double glazed bay window to the front, radiator and coved ceiling. Cast iron stove set on a stone hearth.

Dining Room/Sitting Room

Double glazed window to the rear and radiator. Large under stairs cupboard. Fitted cupboards and shelves. Tiled fireplace and Karndean floor.

Kitchen

Range of high gloss white base and wall units having a complementary wood effect work surface over. Stainless steel 1 1/2 bowl sink unit. Double electric oven, gas hob and extractor hood. Part tiled walls, down lighters and built in microwave. Plumbing for washing machine and integrated dishwasher. Under cupboard lights. Double glazed windows to the side and door out into the garden. Laminate floor.

First Floor

Landing

Access to the partly boarded loft space via retractable ladder and has light.

Bedroom 1

Double glazed window to the front, radiator, laminate floor and storage cupboard.

Bedroom 2

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

Bedroom 3

Double glazed window to the front and radiator.

Bathroom

3 piece modern suite installed in 2021 comprising of wood panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Velux window, part tiled walls and part wood panelled walls. Heated towel rail.

Outside

Gardens

Lawned garden to the front.

To the rear, there is an external boiler and storage cupboard. Steps up to a flagged and decked area. Under decking storage. Outside tap. Lawned area and shed. Hedge and fence boundaries.



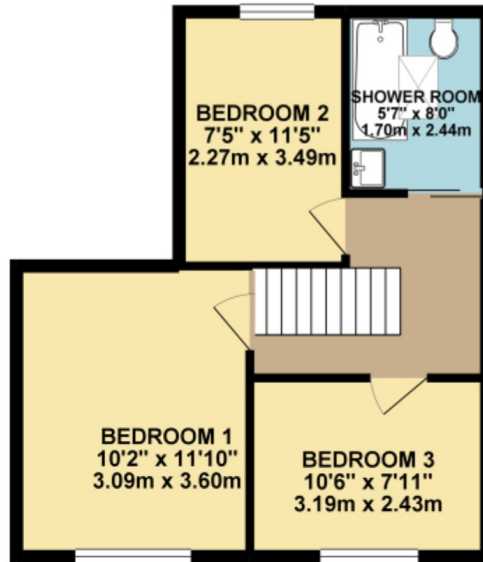
FLOORPLAN & EPC



GROUND FLOOR 445.63 sq. ft.
(41.40 sq. m.)



1ST FLOOR 417.91 sq. ft.
(38.82 sq. m.)



TOTAL FLOOR AREA : 863.54 sq. ft. (80.23 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(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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