

FOR SALE

£175,000 Freehold



4 Springswood Avenue, ShIPLEY, West Yorkshire. BD18 3DH

- Stone Built Mid Terrace - 3 Bedrooms
- Gas Central Heating - New Boiler August 2024 with a 5 Year Warranty
- Lounge - Dining Kitchen
- Gardens - No Seller Chain
- Situated Close to Bus & Rail Network
- Located next to Northcliffe Park



PROPERTY DESCRIPTION

Offered with no seller chain, is this stone built mid terrace house situated in a well regarded area of Shipley. Located close to Northcliffe Park and within easy reach of the bus and rail network.

Briefly comprises; lounge and dining kitchen to the ground floor. Two bedrooms and shower room to the first floor. Overall attic bedroom to the second floor which in our opinion could be split to provide either en-suite facilities or another bedroom (subject to the necessary planning consents). Outside, there is an enclosed garden area to the front and enclosed yard to the rear with attached boiler store. The boiler was replaced in August 2024 and benefits from a 5 year warranty.

Internal viewing is essential to appreciate the accommodation on offer. Council tax band B.



ROOM DESCRIPTIONS

Lounge

Double glazed window and composite entrance door to the front. Radiator and wall light points. Fitted gas fire set on a stone hearth and having a wooden surround.

Dining Kitchen

Range of traditional oak base and wall units having a complementary work surface over. Gas hob with extractor hood. Electric oven. Stainless steel sink unit with mixer tap. Part tiled walls and radiator. Double glazed window and door to the rear. Plumbing for washing machine. Stairs to the first floor. Under stairs cupboard housing electric meter and consumer unit.

First Floor

Landing

Radiator and stairs to the second floor.

Bedroom 1

Double glazed window to the front with views across Wrose and Baildon. Radiator.

Bedroom 2

Double glazed window to the rear and radiator.

Shower Room

2 piece modern suite in white comprising of vanity sink set within a high gloss white unit and pedestal wash hand basin. Step in shower having a mains shower. Double glazed window to the rear, chrome heated towel rail and fitted mirrored cabinet.

Second Floor

Bedroom 3

Double bedroom having Velux window, two sky lights, radiator and under eaves storage.

Outside

Gardens

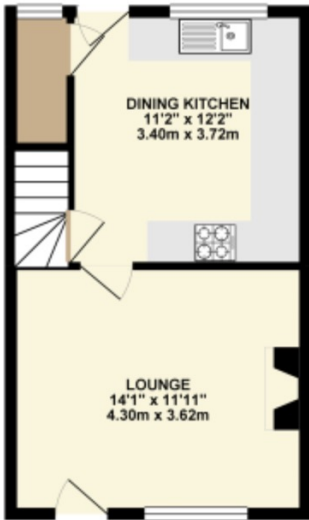
Garden area to the front having gated access. Enclosed paved garden to the rear with stone and fence boundaries. Attached boiler store.



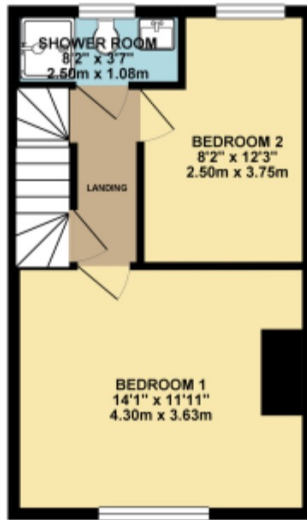
FLOORPLAN & EPC



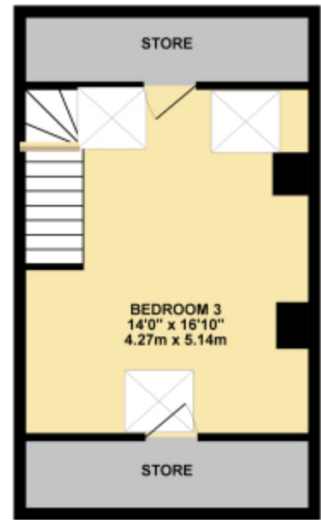
GROUND FLOOR 339.63 sq. ft.
(31.55 sq. m.)



1ST FLOOR 339.63 sq. ft.
(31.55 sq. m.)



2ND FLOOR 339.63 sq. ft.
(31.55 sq. m.)



TOTAL FLOOR AREA: 1018.90 sq. ft. (94.66 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmmaxfield.com