

FOR SALE

£160,000 Freehold



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

- Stone Built Mid Terrace - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Kitchen
- Gardens Front & Rear - Close to Northcliffe Park
- Ideally Placed for Amenities in ShIPLEY inc Bus & Rail Links
- Ideal for First Time Buyers



PROPERTY DESCRIPTION

Well presented stone built mid terrace situated in a popular location close to Northcliffe Park in Shipley. Ideally placed for amenities in Shipley including the bus and rail links.

The property benefits from gas central heating with the boiler being installed in March 2021. UPVC double glazed windows and doors were installed by Everest in May 2021 and has a 10 guarantee.

Briefly comprises; entrance vestibule, lounge and dining kitchen to the ground floor. Large master bedroom, bathroom and separate w.c to the first floor. Further attic bedroom to the second floor. Outside, there are gardens to the front and rear.

Internal viewing is essential to appreciate the accommodation on offer. Council tax band B. Ideal for First Time Buyers.



ROOM DESCRIPTIONS

Entrance Vestibule

Double glazed entrance door to the front and wooden floor.

Lounge

Double glazed windows to the front, radiator, coved ceiling and picture rail. Gas fire set on a tiled hearth and has a composite surround. Wooden floor.

Dining Kitchen

Range of base and wall units having a complementary wood effect work surface over. Stainless steel sink unit with mixer tap. Electric cooker point. Plumbing for washing machine and plumbing for slim line dishwasher. Part tiled walls. Welsh slate floor and radiator. Double glazed window and door to the rear. Large walk in store.

First Floor

Landing

Double glazed window to the rear. Stairs to the second floor. Under stairs cupboard and radiator.

Bedroom 1

Double glazed windows to the front, radiator and coved ceiling. Wooden floor. Cast iron open grate fire.

Bathroom

2 piece suite in white comprising of a claw footed rolled top bath and pedestal wash hand basin. Step in shower cubicle. Feature radiator and wooden floor. Part tiled walls, extractor fan and double glazed window to the rear.

W.C.

White low level w.c. Double glazed window to the rear and part tiled walls.

Second Floor

Attic Bedroom

Velux windows to front and rear. Radiator and wooden floor.

Outside

Gardens

Enclosed paved front garden with gated access.

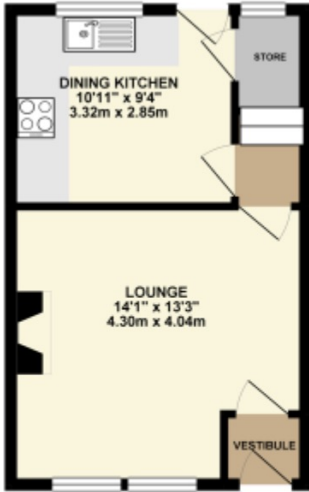
Paved rear garden having fence and stone boundaries with gated access. Shed.



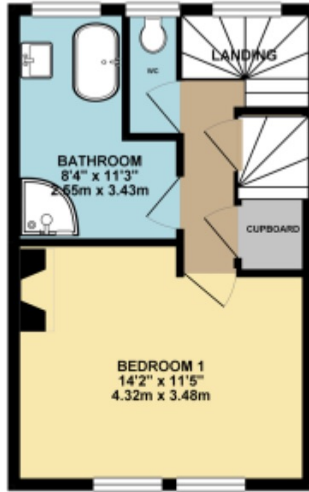
FLOORPLAN & EPC



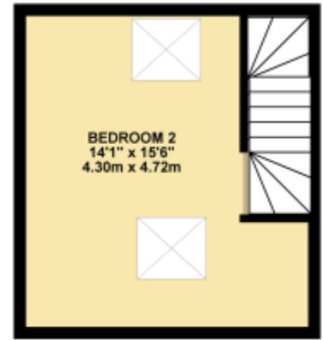
GROUND FLOOR 320.71 sq. ft.
(29.80 sq. m.)



1ST FLOOR 320.71 sq. ft.
(29.80 sq. m.)



2ND FLOOR 218.27 sq. ft.
(20.28 sq. m.)



TOTAL FLOOR AREA : 859.70 sq. ft. (79.87 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		84
(69-80)	C		
(55-68)	D	63	
(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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