



## 12 Grange Avenue, Shipley, West Yorkshire BD18 4BT

- Three bedroom, two reception mid terraced home requiring a scheme of improvement
- Superb, sought after location on the periphery of Saltaire Village
- A superb opportunity to modernise to your own tastes
- Well proportioned accommodation
- Well placed for an excellent range of amenities including Saltaire railway station
- Gardens to both front and rear, garage, outhouses and on street parking to Grange Avenue
- uPVC double glazing and gas central heating
- The property is being offered for sale with no onward chain

**£160,000 Freehold**





## 12 Grange Avenue, Shipley, West Yorkshire BD18 4BT

### DESCRIPTION

A well proportioned three bedroom, two reception room mid terraced home requiring improvement, situated in this favourable position on the periphery of Saltaire Village well placed for excellent nearby amenities and transport links.

12 Grange Avenue provides a buyer with an ideal opportunity to carry out modernisation and improvement works to their own tastes. The property offers well laid out, spacious accommodation arranged over two floors comprising entrance porch, living room with bay window, dining room with under stair storage and separate kitchen to the ground floor. At first floor level there are three bedrooms and the bathroom / wc.

Externally the property enjoys gardens to both front and rear elevations, a useful outhouse adjoining the kitchen that houses the gas heating boiler. The property has a pleasant fore garden fronting onto Grange Avenue and a larger tiered rear garden that leads to a detached single garage and further useful outhouse, which can be accessed from the rear.

Located off Hirstwood Road, the property is conveniently placed for an excellent array of amenities in nearby Saltaire and Shipley including independent shops, bars and cafes, popular schools, transport links and in particular Saltaire Railway Station, this providing direct access to the larger business centres of Leeds and Bradford.

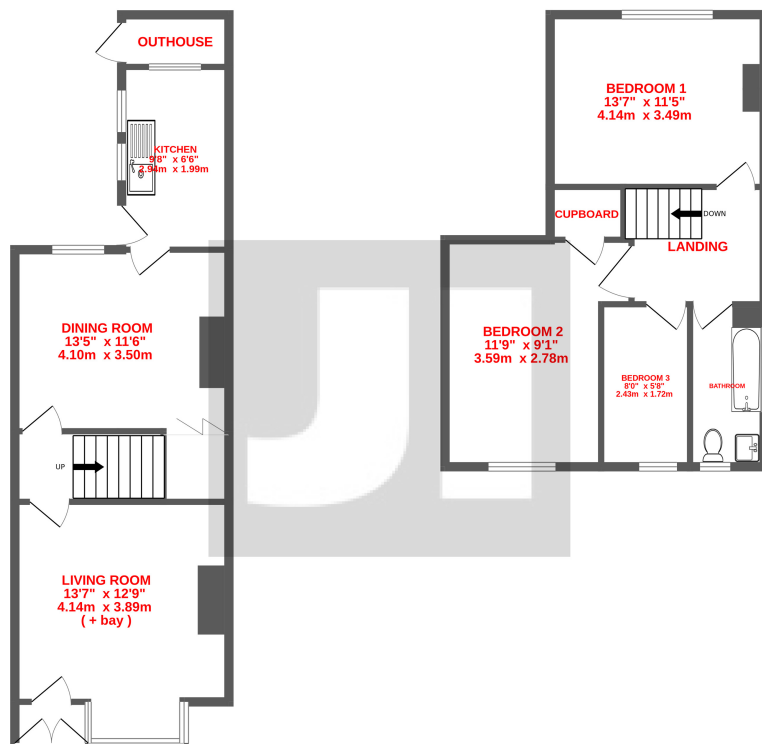
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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🏠 67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

✉ info@jjestates.co.uk

#### Opening Hours

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