

FOR SALE

£310,000 Freehold



112 Avondale Road, Shipley, West Yorkshire. BD18 4QY

- 3 Bedroom Semi - 2 Reception Rooms
- Conservatory - Downstairs W.C
- Breakfast Kitchen - Integral Garage
- Driveway - Good Sized Rear Garden
- No Seller Chain - Ideally Placed for Bus & Rail Links



PROPERTY DESCRIPTION

Beautifully presented semi detached house situated in the well regarded Avondale area of Shipley. Ideally placed for amenities in both Saltaire and Shipley including the bus and rail network.

Benefiting from gas central heating with the boiler being serviced annually, UPVC double glazing, intruder alarm system and modern fixtures and fittings throughout.

The property briefly comprises; entrance hall, downstairs w.c, spacious living room with opening into the dining room, breakfast kitchen and conservatory to the ground floor. Three good sized bedrooms and shower room to the first floor.

Outside, there is a block paved driveway to the front, access into the integral garage which in our opinion could be converted into further living space (subject to the necessary planning consents), and good sized rear garden.

Offered with no Seller chain. Council tax band D. Internal viewing is essential to appreciate the accommodation on offer.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door and window to the front. Radiator, telephone point and laminate floor. Stairs to the first floor.

Downstairs W.C.

2 piece suite in white comprising of wash hand basin and low level w.c. Tiled splash back and extractor fan.

Living Room

Double glazed window to the front, radiator and television point. Kardean floor. Living flame gas fire set on a marble hearth and having a matching surround. Archway into ...

Dining Room

Doubled glazed windows and door into conservatory. Radiator and Kardean floor.

Conservatory

Double glazed windows to all sides. French doors out into the rear garden. Radiator, ceiling fan and laminate floor.

Breakfast Kitchen

Range of cream base and wall units having a complementary wood effect work surface over. 1 1/2 bowl stainless steel sink unit with mixer tap. Double electric oven and extractor hood. Part tiled walls, feature radiator and telephone point. Pantry, under cupboard lighting, Velux window and integral access into the garage.

First Floor

Landing

Double glazed window to the side. Cupboard housing Vaillant gas boiler which has been serviced annually.

Bedroom 1

Double glazed window to the front, fitted wardrobes and drawers. Radiator.

Bedroom 2

Double glazed window to the rear with fitted blinds. Built in bedroom furniture. Radiator.

Bedroom 3

Double glazed window to the rear and radiator. Fitted bedroom furniture. Access to partly boarded loft space via pull down ladder.

Shower Room

2 piece suite in white comprising of vanity sink unit and low level w.c. Walk in double shower having a mains shower over. Chrome heated towel rail and extractor fan. Double glazed window to the side and mirrored cabinet.

Outside

Gardens

Block driveway to the front and rockery area. Good sized rear garden having lawn, patio and pebbled areas. Paved walkways and summerhouse. Tree and shrub borders. Fence boundaries.

Garage

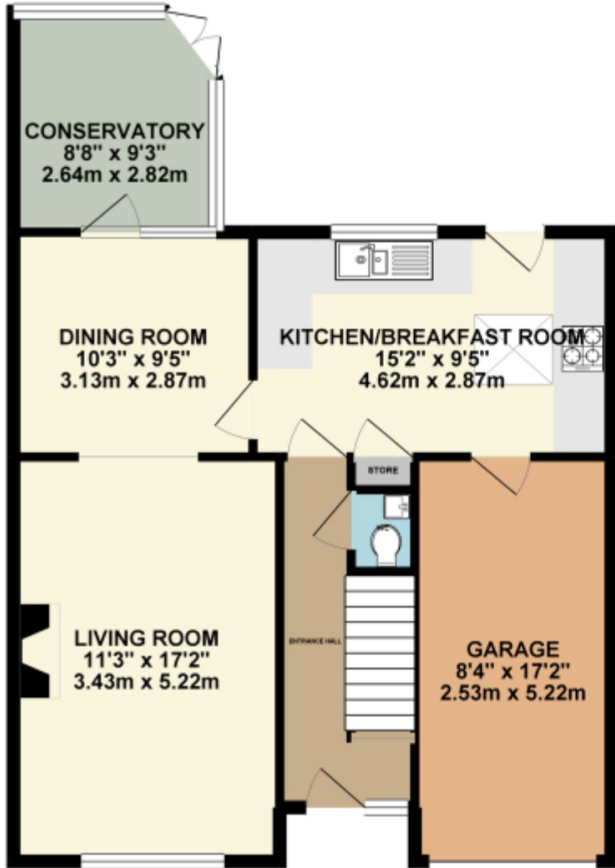
Electric roll up door and double glazed window to the side. Electric consumer unit and electric meter. Power and light.



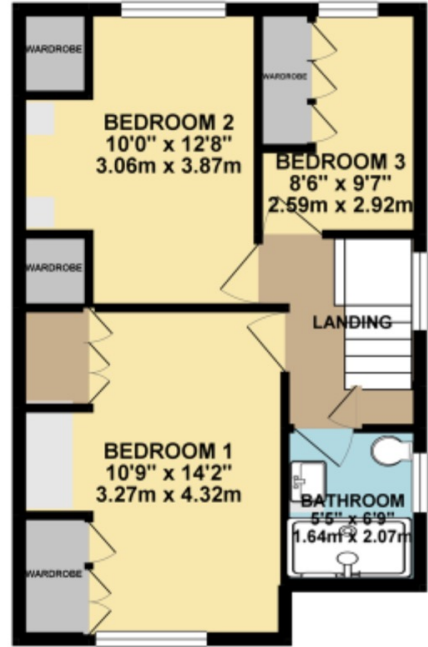
FLOORPLAN & EPC



GROUND FLOOR 736.70 sq. ft.
(68.44 sq. m.)



1ST FLOOR 438.60 sq. ft.
(40.75 sq. m.)



TOTAL FLOOR AREA : 1175.30 sq. ft. (109.19 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	68	
(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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