

FOR SALE

£299,950 Freehold



68 Avondale Road, Shipley, West Yorkshire. BD18 4QX

- Semi Detached Dormer Bungalow - 4 Good Sized Bedrooms
- Ground Floor Extention & Attic Conversion
- Gas Central Heating - UPVC Double Glazing
- Living Room - Dining Area Opening into Kitchen
- Bathroom & Shower Room
- Driveway - Tiered Rear Garden
- No Seller Chain



PROPERTY DESCRIPTION

Deceptively spacious detached dormer bungalow, in the popular Avondale Road area of Shipley, over looking Northcliffe Woods. The property benefits from a ground floor extension and attic conversion. The property was re-roofed and re-wired in 2017.

Briefly comprises; entrance opening into spacious dining area and kitchen, living room, two double bedrooms and shower room to the ground floor. Large landing area which could easily be utilised as a home office, two further double bedrooms and bathroom to the first floor. Outside there is a driveway to the front and artificial lawn, terraced rear garden and large storage shed.

Offered for sale with no Seller chain, therefore a quick completion can be achieved. Council tax band C.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 25 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance

Double glazed entrance door and window to the front. Stairs to the first floor. Under stairs cupboard. Utility cupboard housing plumbing for washing machine. Opening into ...

Dining/Sitting Area

Double glazed window to the front, radiator and tiled floor. Built in cupboards, one housing the Ideal Logic gas boiler.

Kitchen

Range of white high gloss base and wall units having a complementary work surface over. Electric oven and electric hob with extractor hood over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Built in slim line dishwasher. Feature radiator and part tiled walls. Down lighters and double doors out into the rear garden.

Living Room

Double glazed bay window to the front, radiator and telephone point.

Bedroom 1

Double glazed window to the rear, radiator and built in mirrored wardrobes.

Bedroom 2

Double glazed window to the rear and radiator.

Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle.

First Floor

Landing

Large landing area which could be utilised as a home office. Radiator, Velux window and large storage cupboard.

Bedroom 3

Double glazed dormer window to the rear, radiator and under eaves storage.

Bedroom 4

Double glazed dormer window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Chrome heated towel rail, double glazed window to the rear and part tiled walls.

Outside

Gardens

Driveway to the front and artificial lawn.

Enclosed tiered garden to the rear having patio area and artificial lawn. Mature planting of trees and shrubs. Gated access to the side and outside tap.

Large shed having double glazed door and windows. Power and light.



FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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