



64 Albert Avenue, Shipley, West Yorkshire BD18 4NT

- Two bedroom semi detached home with good sized gardens
- Large rear garden and pleasant open aspect
- Offered for sale with no onward chain - viewing highly recommended
- Sought after 'outskirts of Saltaire' location
- A short walk to Saltaire train station with direct links to Leeds
- Well proportioned accommodation
- Would benefit from updating / modernisation but well cared for

£165,000 Freehold



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DESCRIPTION

J1 Estates are delighted to offer for sale this two bedroom semi detached home conveniently situated in this extremely popular location on the outskirts of Saltaire Village. Offering comfortably sized two bedroom accommodation together with excellent garden space.

The property has been well cared for and maintained, however does require a scheme of general modernisation throughout and will be of interest to those wishing to place their own stamp upon a property.

The accommodation is fitted with gas fired central heating and briefly comprises to the ground floor: Entrance hall with under stair storage and staircase leading to the first floor, good sized living room with large window to the front allowing for ample natural light, well equipped fitted kitchen and large party / storage area.

The first floor comprises a landing area, two double bedrooms, both of which enjoy a pleasant open aspect / views to the rear and the house bathroom / wc includes a fitted three piece bathroom suite comprising bath, pedestal hand basin and w.c.

Externally, parking can be found on street to Albert Avenue. The property has garden areas to three sides, a pleasant lawned garden frontage, low maintenance side garden and a sizeable enclosed rear garden featuring planting areas, paved walkways, lawn and timber storage sheds. The large garden space provides excellent potential.

The property is situated on the periphery of Saltaire Village with its excellent range of amenities including the well regarded Saltaire Primary School which is a few minutes walk away. The area is also well served by leisure facilities including Roberts Park, there are bars and bistros on Victoria Road and Bingley Road. Saltaire Railway Station is a short distance walk away which provides regular and direct links through to Leeds and Bradford City Centres, and beyond.

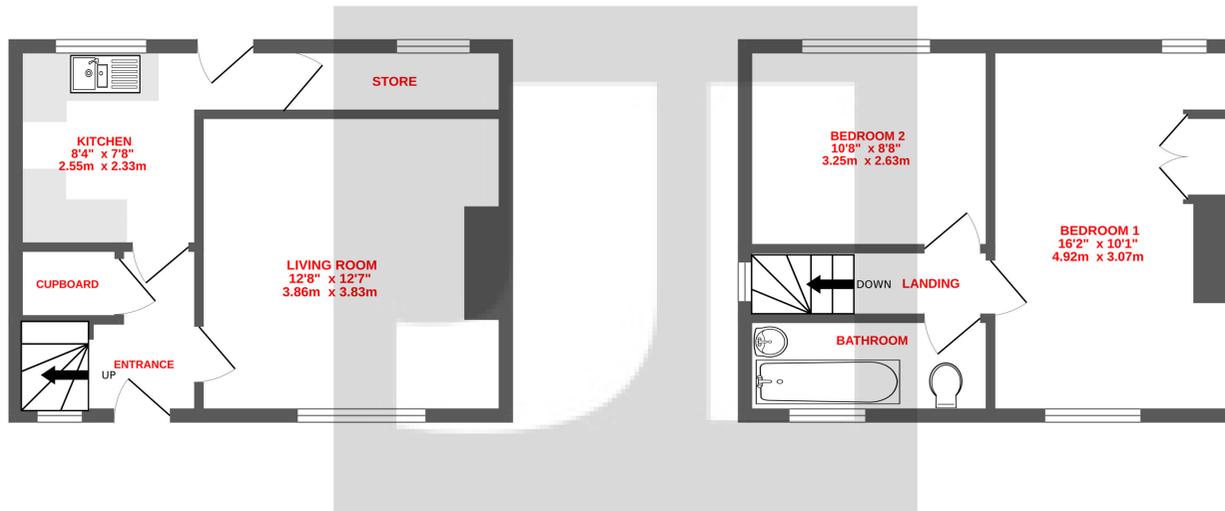
We recommend an early enquiry - properties in this locality are extremely popular.





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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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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Opening Hours

Mon-Friday 9:00 - 17:30

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