

REDUCED

£340,000 Freehold



30 Victoria Avenue, Shipley, West Yorkshire. BD18 4SQ

- Stone Built Mid Terrace on the Edge of Saltaire Village
- 4 Double Bedrooms - Spacious Lounge - Dining Kitchen
- 2 Large Cellar Rooms - Rear Porch/Conservatory
- Garden to the Rear - No Seller Chain



PROPERTY DESCRIPTION

Deceptively spacious stone built terrace, tucked away on the edge of Saltaire village, with amenities on your doorstep. Ideally placed for the bus and rail network. Boasting gas central heating, UPVC double glazing, modern fixtures and fittings and approx. 2000 sqft of accommodation (inc cellar rooms). The beautifully presented accommodation briefly comprises; entrance vestibule, hallway, spacious lounge with bay window and dining kitchen to the ground floor. Two large cellar rooms which could be developed further (subject to the necessary planning consents) - one of which is currently used as a utility space and has a rear porch/conservatory to the lower ground floor, . Two double bedrooms and bathroom to the first, with two further bedrooms to the second floor. Outside, there is a garden area to the front and enclosed paved rear garden. Offered with no Seller chain, therefore a quick completion can be achieved if necessary.
Council tax Band C



ROOM DESCRIPTIONS

Entrance Vestibule

Double glazed entrance door to the front

Entrance Hall

Stained glass entrance door. Radiator and wooden floor. Dado rail and stairs to the first floor.

Lounge

Double glazed bay window to the front, radiator and television points. Living flame gas fire set on a marble hearth and has a wooden surround. Double doors into kitchen.

Dining Kitchen

Range of cherry base and wall units having a complimentary work surface over. Electric range style cooker with extractor hood. Built in dishwasher. Stainless steel 1 1/2 bowl sink unit with mixer tap. Wooden floor, Double glazed windows to the rear, radiator and part tiled walls. Down lighters and stairs to the basement level.

Lower Ground Floor

Cellar Utility

Double glazed window to the rear and cast iron feature fireplace. Gas boiler. Range of pine base and wall units with complimentary work surface over. 1 1/2 bowl sink unit with mixer tap. Double glazed door to rear porch/conservatory, radiator, laminate floor and under stairs store.

Cellar Room 2

Double glazed window to the front, radiator and flagged floor.

Rear Porch/Conservatory

Double glazed windows to 3 sides and door into the garden. Laminate floor and wall light point.

First Floor

Landing

Radiator and stairs to the second floor.

Double Bedroom 1

Double glazed windows to the front and radiator. Fitted wardrobes and drawers.

Double Bedroom 2

Double glazed window to the rear with views over Saltaire and beyond.

Bathroom

3 piece contemporary suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Tiled floor and fully tiled walls. Step in shower cubicle having a mains shower over. Double glazed window to the rear and fitted mirror with light.

Second Floor

Double Bedroom 3

Double glazed dormer window. Fitted wardrobes, drawers and shelves. Radiator.

Double Bedroom 4

Double glazed dormer window to the rear with views over Saltaire and beyond. Radiator and downlighters. Fitted wardrobes, drawers and shelves.

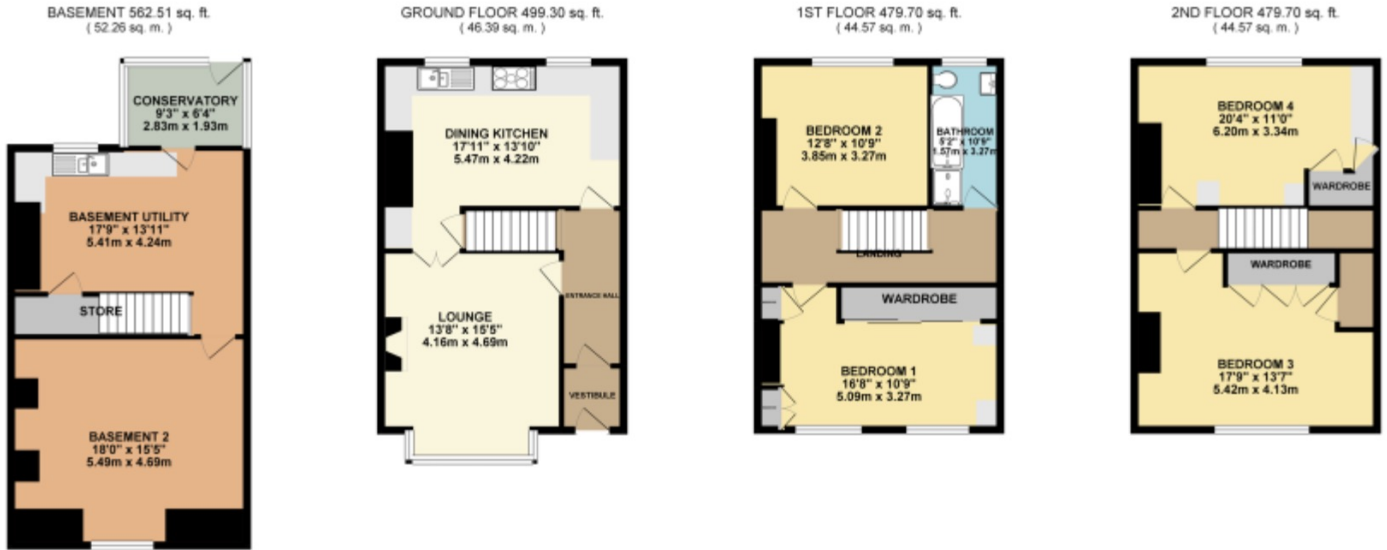
Outside

Gardens

Open garden area to the front. Enclosed paved rear garden with fence boundaries and gated access.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 2021.21 sq. ft. (187.78 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		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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