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

- 3 Bedroom Semi Detached - 2 Reception Rooms
- Driveway for 3 Vehicles - Single Garage
- Gardens to Front, Side & Rear - No Seller Chain

PROPERTY DESCRIPTION

Occupying a a corner plot, is this established and well maintained semi detached in a popular area of Shipley. Ideally placed for amenities in both Saltaire and Shipley including the bus and rail links.

Benefiting from double glazing, gas central heating, modern kitchen and shower room. In our opinion, the property could be extended to the side or rear, subject to the necessary planning consents. Briefly comprises; front porch, entrance hall, spacious lounge, dining room, kitchen and side porch to the ground floor. Three double bedrooms and shower room to the first floor. Outside, there are gardens to the front, side and rear. Driveway for approx three vehicles and single garage.

The property is offered for sale with no seller chain, therefore a quick completion can be achieved if necessary, Council tax band D.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 40 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. 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 Porch
Double glazed window and sliding door to the front. Courtesy light.

Entrance Hall
Entrance door and window to the front. Double glazed window to the side. Stairs to the first floor and radiator. Under stairs cupboard housing Worcester gas boiler, electric meter and consumer unit.

Lounge
Double glazed window to the front, radiator and wall light points. Coved ceiling and electric fire.

Dining Room
Double Glazed window to the rear, radiator and coved ceiling.

Kitchen
Range of modern cream base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Double glazed window to the rear and door to the side. Plumbing for washing machine and electric cooker. Part tiled walls.

First Floor

Landing
Double glazed window to the side. Cupboard over the stairs.

Double Bedroom 1
Double glazed window to the front, radiator and fitted wardrobes.

Double Bedroom 2
Double glazed window to the rear and radiator.

Double Bedroom 3
Double glazed window to the rear, radiator and access to the loft space.

Shower Room
2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Walk in shower. Part tiled walls, radiator and double glazed window to the side.

Outside

Gardens
Lawned gardens to the front, side and rear. Fence boundaries, paved walk ways and patio area. Flower, tree and shrub borders. Garden shed and water tap. Tarmac driveway for approx. 3 vehicles.
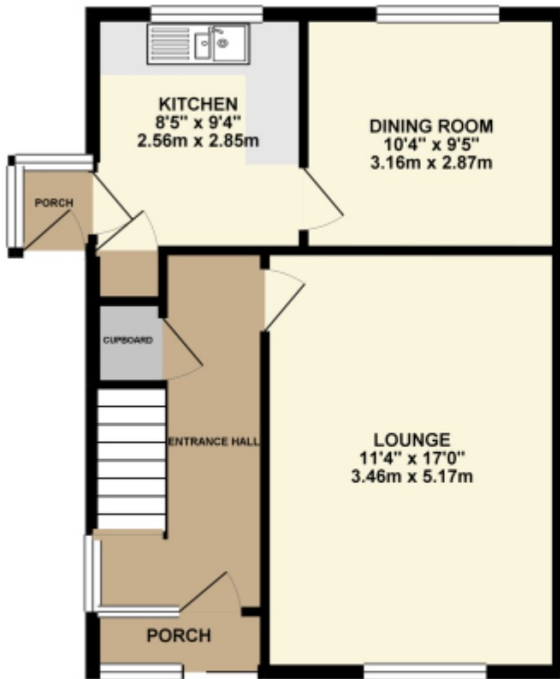
Garage
Single garage having an up and over door. Double glazed windows to the side.
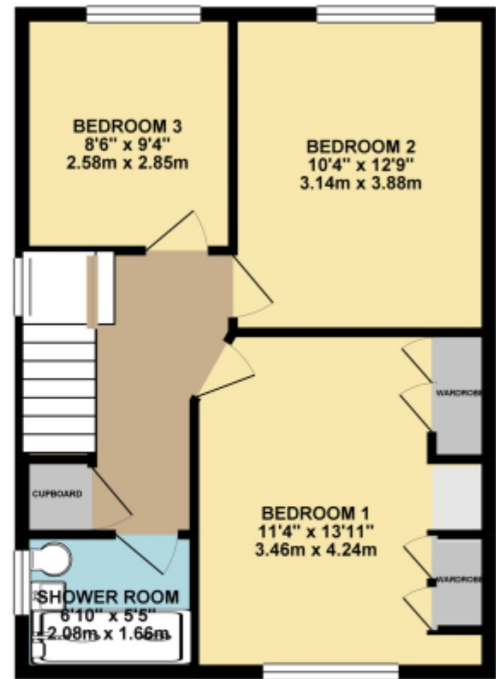
FLOORPLAN

GROUND FLOOR 507.84 sq. ft.
(47.18 sq. m.)

1ST FLOOR 496.80 sq. ft.
(46.15 sq. m.)

KITCHEN
8'5" x 9'4"
2.56m x 2.85m

DINING ROOM
10'4" x 9'5"
3.16m x 2.87m

PORCH

CUPBOARD

ENTRANCE HALL

LOUNGE
11'4" x 17'0"
3.46m x 5.17m

PORCH

BEDROOM 3
8'6" x 9'4"
2.58m x 2.85m

BEDROOM 2
10'4" x 12'9"
3.14m x 3.88m

WARDROBE

CUPBOARD

BEDROOM 1
11'4" x 13'11"
3.46m x 4.24m

WARDROBE

SHOWER ROOM
6'10" x 5'5"
2.08m x 1.66m

TOTAL FLOOR AREA : 1004.64 sq. ft. (93.33 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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