

FOR SALE

£125,000 Freehold



5 Prospect Avenue, Shipley, West Yorkshire. BD18 2LW

- Mid Townhouse - 3 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Through Lounge/Diner - Kitchen
- Large Rear Garden

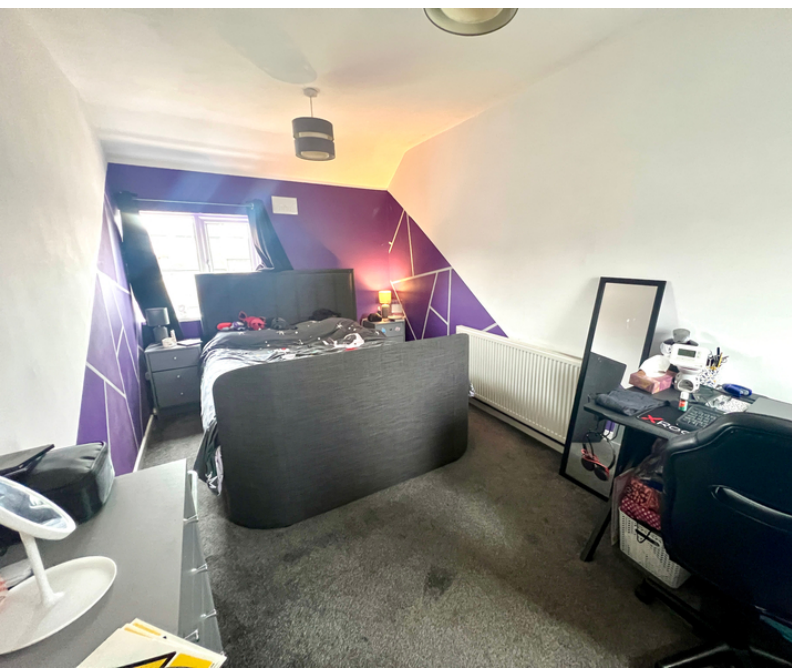


PROPERTY DESCRIPTION

Mid townhouse situated in a popular residential area, within walking distance of amenities in Shipley Town Centre including the Train Station.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, through lounge/diner and kitchen to the ground floor. Two double bedrooms, further single bedroom and bathroom to the first floor. Outside, there are gardens to the front and rear.

Council tax band A.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed door and window to the front. Laminate floor and stairs to the first floor.

Through Lounge/Diner

Double glazed window to the front and rear elevations. Radiator and picture rail. Electric pebble fire. Television and telephone points.

Kitchen

Range of base and wall units having a complementary work surface over. Stainless steel sink unit. Gas oven and plumbing for washing machine. Gas boiler, radiator and laminate floor. Double glazed window to the front and rear elevations. Under stairs cupboard.

First Floor

Landing

Double glazed window to the front elevation. Access to the roof space.

Bedroom 1

Double glazed windows to the front and rear elevations. Radiator.

Bedroom 2

Double glazed window to the rear elevation. Radiator and laminate floor.

Bedroom 3

Double glazed window to the front elevation. Radiator and laminate floor.

Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls, radiator and laminate floor. Double glazed window.

Outside

Gardens

To the front there is an enclosed lawned garden having a gated access and fence boundaries.

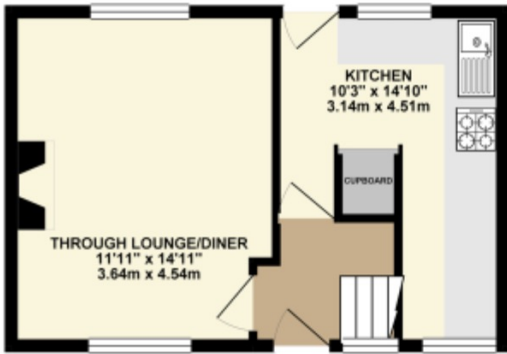
Good sized rear garden having fence boundaries and gated access.



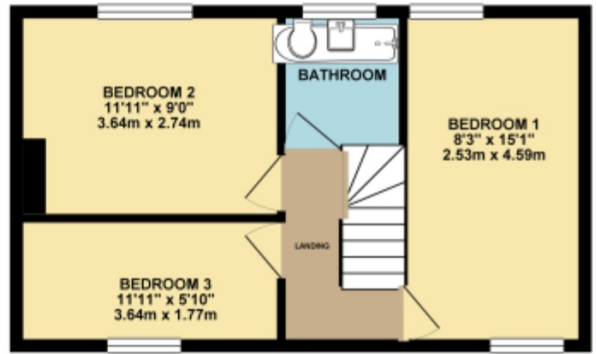
FLOORPLAN & EPC



GROUND FLOOR 328.78 sq. ft.
(30.55 sq. m.)



1ST FLOOR 380.53 sq. ft.
(35.35 sq. m.)



TOTAL FLOOR AREA : 709.31 sq. ft. (65.90 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		83
(69-80)	C		
(55-68)	D	63	
(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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