



11 Park Avenue, Shipley. BD18 3LW

- THREE BEDROOM, MID TERRACE HOUSE
- EXCELLENT DINING KITCHEN, MODERN BATHROOM
- GAS C.H., NEW BOILER JULY'24, PVCu D.G.
- FAMILY HOME, EXCELLENT ROAD/RAIL LINKS
- ENCLOSED YARD TO REAR
- FOR SALE:£205,000 Council Tax Band 'A' Bradford



PROPERTY DESCRIPTION

This **THREE BEDROOM** terraced property features an excellent dining kitchen, modern bathroom and benefits from Gas Central Heating-NEW boiler July 2024 and double glazing. There are two double bedrooms to the first floor and an overall attic room. A family home located a short distance from Saltaire Village with its range of local amenities and excellent rail/road links.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

High ceiling, decorative arch, wood laminate floor, radiator.

Lounge

3.18m x 3.20m (10' 5" x 10' 6") Featuring tiled fireplace with coal effect gas fire, high wood fire surround, bay window, carpet, and with radiator.

Dining/Kitchen

3.58m x 4.30m (11' 9" x 14' 1") Extensive range of cream base and wall units, wood worktops, inset pot sink with mixer tap, built-in fridge and dishwasher. Range cooker in tiled recess, radiator, grey tiled floor. Door to Cellar.

Lower Ground Floor

Cellar

3.20m x 3.36m (10' 6" x 11' 0") Useful storage area.

First Floor

Staircase and Landing

Staircase and landing with spindle balustrade and carpet.

Bedroom 1

3.20m x 4.30m (10' 6" x 14' 1") Double bedroom, stripped floorboards, radiator.

Bedroom 2

2.81m x 3.01m (9' 3" x 9' 11") Further double bedroom with radiator.

Bathroom

2.78m x 1.17m (9' 1" x 3' 10") Three piece white suite incorporating panelled bath with chrome mixer tap and mains powered shower, pedestal hand basin, low level w.c., chrome towel radiator. Attractive 'brick' style wall tiles, grey tiled floor.

Second Floor

Bedroom 3

6.65m x 3.95m (21' 10" x 12' 11") Staircase continues to large overall attic room with two radiators. Ideal for further bedroom or living space.

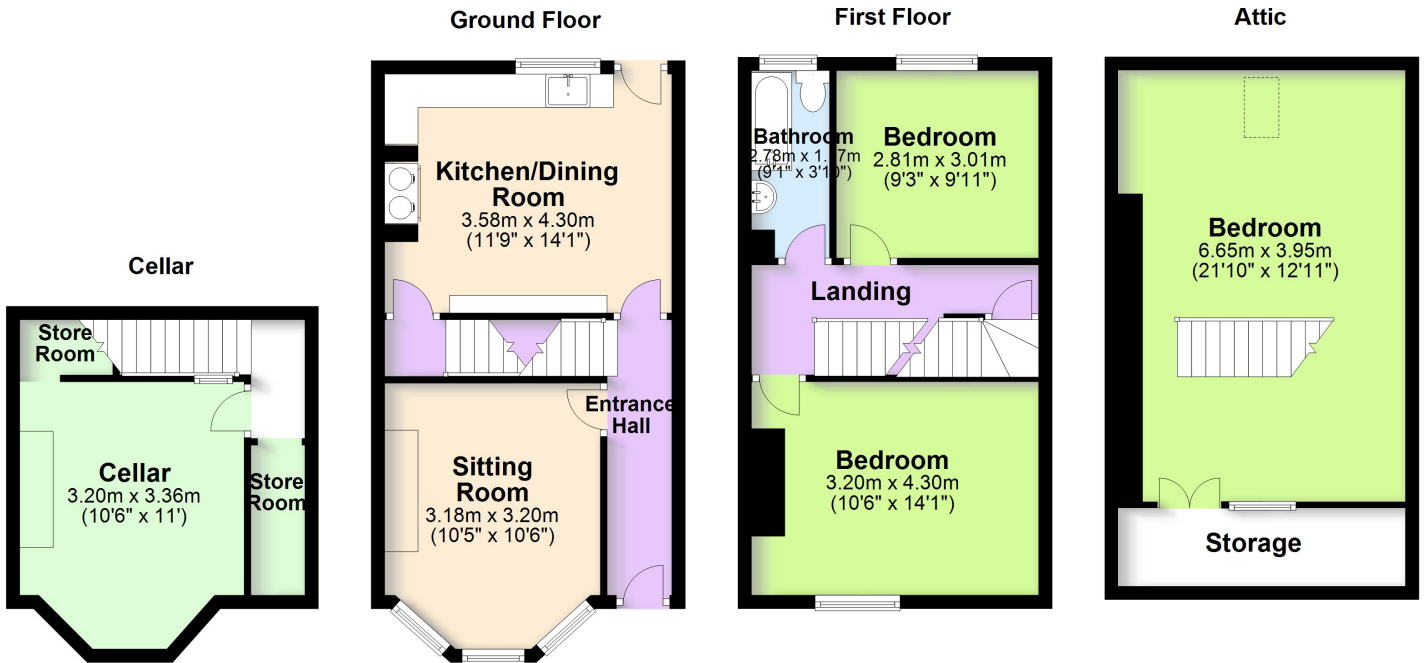
Outside

Yard

To the rear of the property is an enclosed, flagged patio area and some shrubs.



FLOORPLAN & EPC



The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(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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