



ROSEBERY AVENUE,
SHIPLEY, BD18 2LA
Offers Over £90,000

2 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

Perfect for FIRST TIME BUYERS or INVESTORS. Calling all lovers of CHARACTER properties, this early 1900s built stone terrace is available for sale! Located in Shipley less than a mile from Shipley train station, this house is very conveniently positioned for commuting to Leeds, Bradford and beyond.

Shipley is a fantastic area, being very close to the popular village (and world heritage site) Saltaire, and all of the amenities which are located within. The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the aesthetic beauty of the town and also the proximity to many sought-after local schools and academies. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. Commuting via train, bus or road is very easily achieved and makes Shipley a great central hub for working anywhere in Yorkshire.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM

Accessed via the front of the ground floor is large, welcoming reception room. This is a large sized room which would serve nicely as a large living room or a living/ dining room adequately. There is a large front facing window and there is storage built into the alcoves either side of the fireplace which holds a gas fire.

KITCHEN

To the rear of the ground floor is the heart of the house, the kitchen. Despite the house's age the kitchen is another well proportioned room (typically houses of this age are much smaller). The kitchen is nicely laid out with wall and base units both sides of the room providing ample storage space. There is a large rear window looking over the rear garden and an external door to access said garden. There is also access into the cellar from the kitchen.

LOWER GROUND FLOOR

CELLAR

There is a very handy cellar in the house which is a great space for additional storage. It is possible that the space in the cellar could be dug out and turned into living space however we would advise that you consult a builder about this.

FIRST FLOOR

MASTER BEDROOM

On the first floor to the front of the house there is the master bedroom. This room still retains lovely character features such as the original wooden floor being exposed, two large front facing windows separated by a stone mullion and even a cast iron fireplace still where it was originally installed.

SECOND BEDROOM

The second bedroom is a good sized-bedroom which faces out to the rear garden. This bedroom would serve nicely as a double bedroom or it would be a very generous single bedroom.

HOUSE BATHROOM

The house bathroom is also located on the first floor and has a modern white three-piece suite including a bath with over-head shower and folding glass splash screen, toilet and a hand basin. There are very tasteful storage solutions in the bathroom and it has clearly been looked after to a very good standard.

SECOND FLOOR

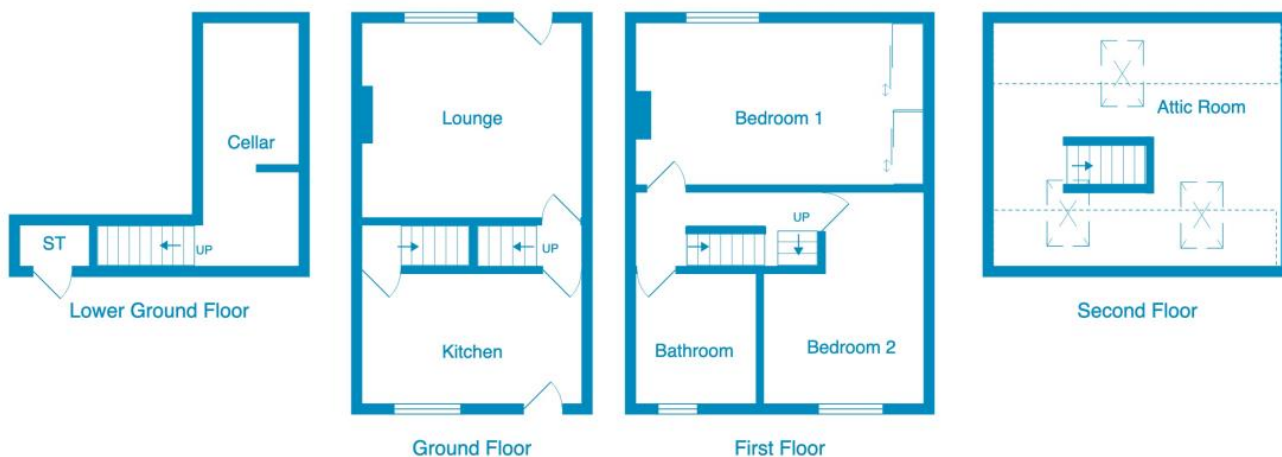
'OCCASIONAL ROOM/ ATTIC BEDROOM'

On the second floor (accessed via a fixed staircase on the first floor landing) is a large 'occasional room' which has previously been used as a bedroom. In it there are three velux style windows which provide ample natural light and they also allow for the fantastic views across the valley.

EXTERIOR

Externally there is a shared access tunnel which is used by this house and next door to rear the rear gardens. The rear garden is private and fenced off. It comprises a patio section near the kitchen door, and above it a large lawn stretching high enough up to be a lovely sun trap (English weather permitting).





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
48	76	39	70
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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