



Avondale Road,
ShIPLEY, BD18 4QN
£95,000

1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

*****No Onward Chain***** A modern, well presented, one bedroom, first floor apartment situated in this convenient location of Shipley, ideally placed for a range of amenities in the town centre along with a wide variety of shops, restaurants, public houses, recreational facilities and transport links. Saltaire is also a short walk away. The property briefly comprises of: communal entry with staircase leading to the first floor, entrance hall, open-plan lounge and kitchen with integrated appliances which include fridge freezer, electric oven and gas hob and plumbing for a washing machine, a wc and a double bedroom with ensuite to include a shower cubicle. Outside there is allocated parking.

Accommodation

Communal Entrance

To the front of the building is a secure communal entry giving access to the first floor and main door.

Entrance Hall

Private entrance hall leading to the main bedroom, w/c, and living/kitchen room.

Living Room/Kitchen

Spacious open plan living space with double glazed windows and gas central heating radiators. The kitchen has a mixture of modern wall and base units, electric oven with gas hob over and plumbing for washing machine.

Bedroom

The bedroom is a substantial double with built in wardrobes, a gas central heating radiator and double glazed windows.

Bathroom

Access from the bedroom is the bathroom, part tiled comprising a shower cubicle, pedestal w/c, wash hand basin with mixer taps, a heated towel rail and further built in storage.



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Approximate Area = 432 sq ft / 40 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson, REF: 639411

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		71	EU Directive 2002/91/EC
			86
			75

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.

AGENTS NOTES:

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