





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.









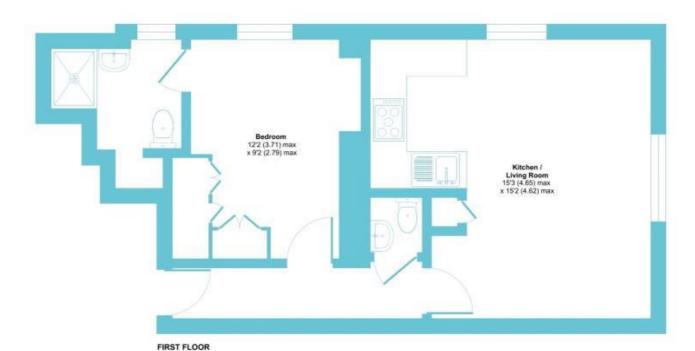




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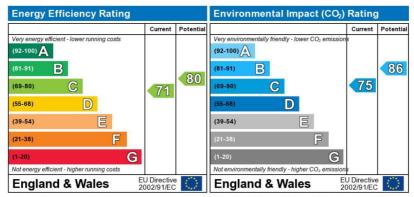
Approximate Area = 432 sq ft / 40 sq m For identification only - Not to scale







ternational Property Measurement Standards (IPMSZ Residential). @nlichecom 2022 oduced for Linley & Simpson. REF: 839411



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  $(\mathrm{CO}_2)$  emissions. The higher the rating the less impact it has on the environment.

### AGENTS NOTES:

#### Referral fees:

Referral fees:

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Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

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