



AVONDALE ROAD,  
SHIPLEY, BD18 4QR  
£200,000

3 Bedroom House  
EPC Rating: D

LINLEY &  
SIMPSON



Calling YOUNG FAMILIES and FIRST TIME BUYERS. This beautiful character terraced house is available for sale now! With three double bedrooms, two reception rooms and a lovely level garden; this house is a fantastic family home in a popular part of Shipley/ Saltaire.

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.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE**

Entrance to the property is granted via the front external door which leads into a welcoming, useful hallway which is wide enough for storing shoes and coats etc.

#### **LIVING ROOM**

Located at the front of the ground floor, this large room is modern and immaculately decorated. There is a very nice balance between contemporary and character with features and there is an eye catching solid wood fireplace which takes pride of place in the warm and welcoming living room. The room is illuminated by the large bay window which still boasts stained glass windows and to show off the character even more there is the exposed original wooden flooring (which is also exposed in the lovely hallway).

#### **DINING ROOM**

Also accessed via the hallway is the rear facing dining room. This is the heart of the house which can be used as a formal dining room or more likely a great family room to be used however the lucky new buyer wishes. There is a good-sized rear facing window illuminating this room which also has original stained glass above it. There is a large under-stairs storage space in this room and a built in 'Welsh Dresser' which provides even more storage space. The eye catching feature in this room is another lovely wooden fireplace and an ornate cast iron radiator under the window.

#### **KITCHEN**

To the rear of the dining room is the long kitchen, this room is flooded with natural light and faces out onto the rear aspect. There are modern wall and base units along both sides making nice use of the space without making the room feel small! There is also an external door leading to the lovely rear garden.

### **FIRST FLOOR**

#### **MASTER BEDROOM**

On the first floor is the master bedroom, this is a fantastic sized room and houses built in storage (including an extra deep wardrobe) leaving ample space left over in the room for furnishings. The room is illuminated by front facing windows which still have the original stained glass sections in them and like the rest of the house there are lovely high ceilings.

#### **BEDROOM THREE**

The third bedroom is also a double bedroom and faces over the rear aspect on the first floor. Boasting the original wooden flooring, this is a great bedroom and even though it is the smallest in the house it is a very usable size.

#### **HOUSE BATHROOM**

The first floor is also home to the family bathroom. This is a white, three piece suite and the whole bathroom has been very nicely tiled. There is a heated towel rail and a very ornate stained glass window facing the rear of the house.

### **SECOND FLOOR**

#### **BEDROOM TWO**

On the second floor there is a very nicely done out double bedroom. You would be forgiven for thinking this was the master as the size is very impressive even without the use of a dormer. Head height is ample and the painted wooden floor along with the big 'Velux' style window and LED spotlights make this a bright and airy room. There is plenty of space in this room to install an en-suite should this be desired.

### **EXTERNALLY**

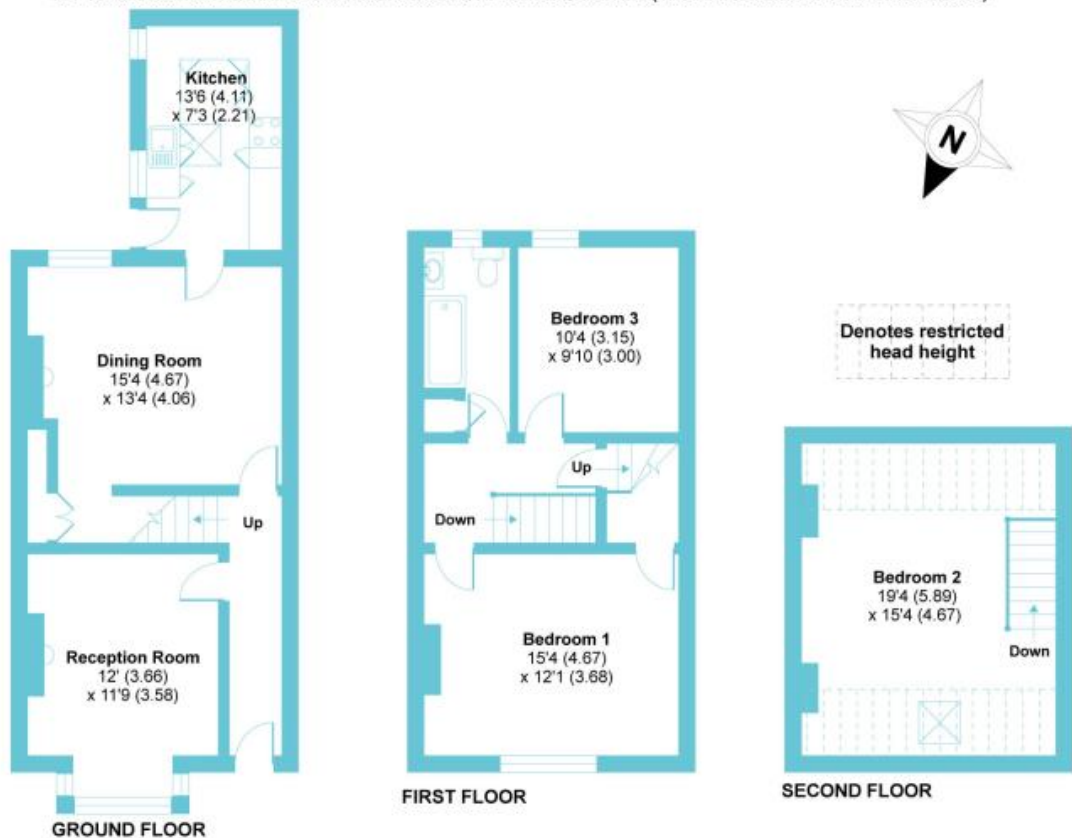
Externally there is a modest front garden leading to the front door and providing a barrier between the property and the road. There is also a good sized rear garden/ yard which is low maintenance. It has been landscaped very nicely and due to it being south-facing it gets the sun all day long (English Weather Permitting).





# Avondale Road, Shipley, BD18

APPROX. GROSS INTERNAL FLOOR AREA 1343 SQ FT 124.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## AGENTS NOTES:

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