



AVONDALE ROAD,
SHIPLEY, BD18 4QY
£265,000

3 Bedroom House

LINLEY &
SIMPSON

Available for sale is this immaculate, three-bedroom family home in a sought after Shipley area. With deceptive internal space and modernised throughout to an amazing standard; this house is a ready to move into gem. Open plan kitchen/ diner, huge rear garden, off street parking and so much more is on offer.

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. There are also fantastic train links into Leeds, Bradford and the surrounding towns via Shipley Train Station and Saltaire Train Station.

Ground Floor

Entrance

Main entrance to the property is via an external covered porch which leads into the downstairs entrance hall. There is an under stairs cupboard for storage in the hallway too.

Living Room

Accessed at the front of the ground floor is a lovely living room which is illuminated by a large front facing window, like the rest of the house this room has been modernised to a very high standard.

Kitchen/ Dining Room

Accessed to the rear of the ground floor via the back of the living room or via the hallway is the kitchen/ dining room. This open plan room has been fully overhauled and redesigned by the current owners and it really is the gem of the house. There are quartz stone worktops, an induction hob and a Bosch double oven to name but a few great features. The kitchen also has access to a handy pantry.

Integral Garage

Accessed via the kitchen is the large integral garage which is big enough to house a modern car. This room has power and light and as such could be used a number of different ways, there is also a side window.

First Floor

Master Bedroom

The master bedroom is located on the first floor above the living room, as such it occupies an equally impressive footprint and the master bedroom has large built in wardrobes around one corner.

Bedroom Two

The second bedroom is found at the rear of the first floor and is a good sized double bedroom with a window looking over the lovely, private rear garden.

Bedroom Three

Located at the rear of the house is the third bedroom which is a very large sized single bedroom/ potentially a modest double bedroom. Unlike other houses this is CERTAINLY NOT a box room.

House Bathroom

The house bathroom is also located on the first floor towards the front, and houses a three-piece suite within comprising of a toilet, hand basin and bath with over-head shower.

External, Additional and Parking

Externally to the front there is a well-established front garden which creates a nice buffer from the road. There is a driveway adjacent for additional off street parking too. To the rear of the house is a deceptive and surprisingly large rear garden which is laid mostly to lawn with a raised patio outside the French doors and a block paved path leading

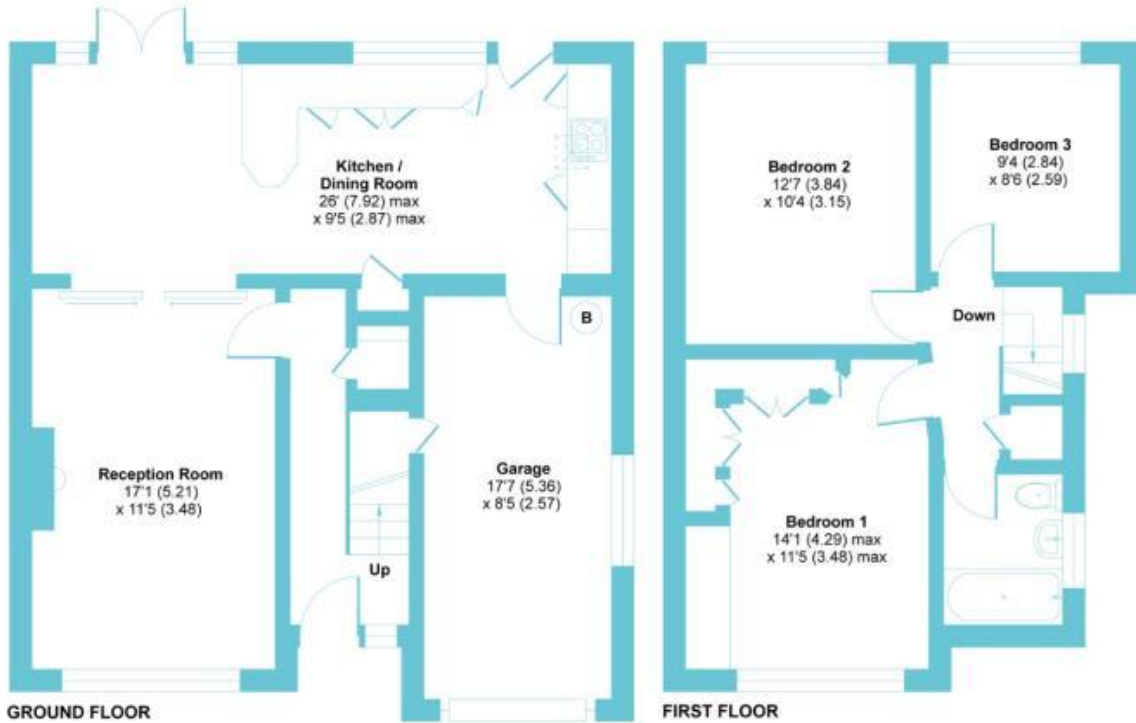
to a raised decking area, a further patio and a rear storage shed.



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Approximate Area = 1157 sq ft / 107 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Linley & Simpson. REF: 317045

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		87	(81-91) B
(69-80) C	71		(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, 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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