



**Shaftesbury Avenue, Shipley,**

**£135,000**

\* STONE TERRACE \* TWO BEDROOMS \* MODERN BATHROOM \* IDEAL STARTER HOME \*  
\* CLOSE TO SHIPLEY TRAIN STATION \* LANDSCAPED GARDEN \*

Occupying a cul-de-sac setting close to Shipley Town centre, is this delightful two bedroom through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, basement cellar, two first floor bedrooms, modern house bathroom with white suite, and separate wc.

To the outside there is a small front garden and an enclosed wood decked patio to the rear.



## Entrance

## Lounge

14'8" x 13'9" (4.47m x 4.19m)

With a solid fuel burner set in chimney breast, radiator and laminated wood floor.

## Kitchen

13'8" x 7'6" (4.17m x 2.29m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, radiator and part tiled walls.

## Cellar

Ideal for storage.

## First Floor Landing

## Bedroom One

10'9" x 8'2" (3.28m x 2.49m)

With radiator.

## Bedroom Two

11'6" x 8'8" (3.51m x 2.64m)

With radiator.

## Bathroom

Two piece modern white suite, part tiled walls and radiator.

## Separate WC

With low suite wc and wash basin.

## Loft

Boarded. Accessed via a pull down ladder.

## Exterior

To the outside there is a small garden to the front and an enclosed wood decked garden to rear.

## Directions

From our office in Idle office proceed straight ahead onto High St, continue straight onto Westfield Ln, after 1.2 miles turn right onto Wrose Rd, right onto Carr Ln, left onto Shaftesbury Ave and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A / Bradford



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92-100) A                                  |         | 88        | (92-100) A  |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   |         | 61        | (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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           | England & Wales EU Directive 2002/91/EC                         |         |           |

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