



## Bargrange Avenue, , Shipley, BD18 2AA

- 3 Bedrooms
- In Need of Modernisation
- 2 Reception Rooms
- Lower Ground Floor
- Popular Location
- Viewing Advised

**Price £300,000**





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## DESCRIPTION

Delightfully situated within a prestigious and sought-after residential location, this deceptively spacious three-bedroom semi-detached home offers generous family living accommodation throughout. Well-presented and benefiting from gas central heating and UPVC double glazing, the property is ideally suited to family buyers and those looking to settle in a desirable neighbourhood. Offering excellent potential, the lower ground floor presents a fantastic opportunity for further development, subject to the necessary planning permission and building regulations, making this an exciting prospect for those wishing to create additional living space.

Internally, the accommodation briefly comprises a welcoming reception hall, a spacious lounge, dining room and kitchen. To the first floor, there are bedrooms and a family bathroom. Externally, the property is enhanced by an attractive block-paved garden to the front, while to the rear, a delightful garden with established flower beds, mature trees, and shrubs provides a peaceful outdoor retreat.

Located in the popular and well-established town of Shipley, in the heart of the Aire Valley, the property enjoys convenient access to a range of amenities and transport links. The nearby historic World Heritage Site of Saltaire is within easy reach and offers an array of independent shops, cafés, and restaurants, adding to the charm of the local area. Shipley railway station provides regular services to both Leeds and Bradford, making this a perfect choice for commuters. An internal inspection is highly recommended to fully appreciate the size, character, and potential of this family home.



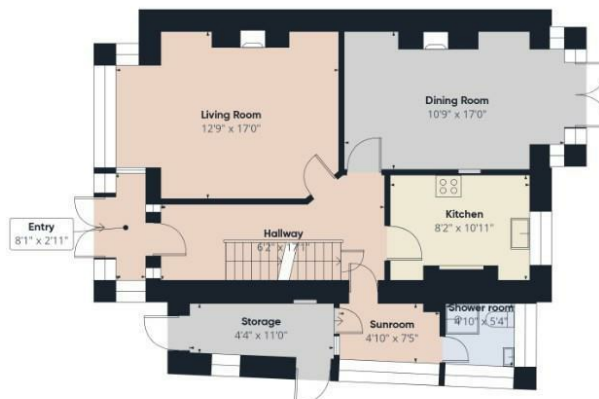








Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1735 ft<sup>2</sup>  
Reduced headroom  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

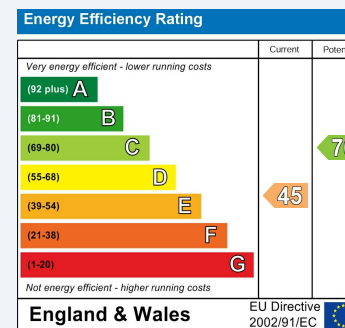
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [shipleys@hunters.com](mailto:shipleys@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.