





welcome to

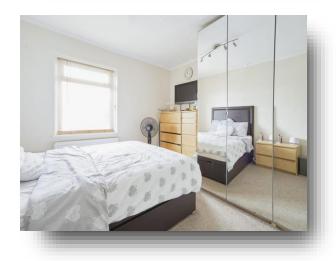
Bargrange Avenue, Shipley

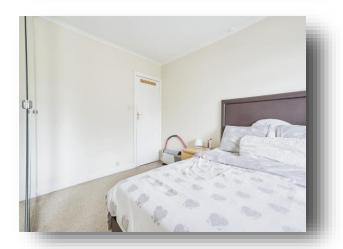
Ideal for the growing family is this well presented three bedroom detached home ready to move into with minimal expense. The property is ideally located for schools, shops and amenities. Low maintenance garden to the front and rear and off street driveway parking. Energy Rating: D













Entrance Porch

A uPVC double glazed door leads into the entrance hall with uPVC double glazed side windows. A second door leads into the entrance hall.

Entrance Hall

A light and airy entrance boasting a uPVC double glazed side window, central heating radiator, doors into the living room and kitchen, Staircase rising to the first floor landing.

Living Room

14' 11" x 12' 5" (4.55m x 3.78m)

uPVC double glazed bay window to the front elevation with an inglenook feature fireplace housing a living flame gas fire, wood effect flooring, central heating radiator and archway leading into the kitchen diner.

Kitchen Diner

21' 6" x 7' 11" (6.55m x 2.41m)

A range of wall and base units with complementary work tops and matching splash back. Stainless steel sink with mixer tap and drainer, integral electric oven with four ring gas hob and extractor. Plumbing for a washing machine and space for a fridge freezer. Storage room. uPVC double glazed door into the rear garden and patio doors. Central heating radiator.

First Floor Landing

Access into the three bedrooms and bathroom. uPVC double glazed window to the landing.

Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m)

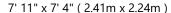
Positioned to the front elevation with uPVC double glazed window and central heating radiator.

Bedroom Two

12' 7" x 9' 7" (3.84m x 2.92m)

Positioned to the front elevation with uPVC double glazed window and central heating radiator.

Bedroom Three



uPVC double lazing window, central heating radiator and built in storage cupboard.

Bathroom

A white three piece modern suite comprising of bath with shower over and a glazed shower screen, low flush W.C and a wash hand basin inset into a vanity unit. Chrome wall mounted towel heater and uPVC double glazed frosted glass window.

Exterior

Off street driveway parking alongside a low maintenance pebbled area to the front. The rear is fully enclosed with a paved patio and mature shrubs.





welcome to

Bargrange Avenue, Shipley

- Ideal for a growing family
- Stone detached
- Three bedrooms
- · Off street driveway parking
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

offers in excess of

£275,000



his floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP109449



Property Ref: SHP109449 - 0019 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.