



**Bargrange Avenue, Shipley BD18 2AA**

**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**

7' 11" x 7' 4" ( 2.41m x 2.24m )

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.



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## 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**



This 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 purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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