









## welcome to

# **Hope Avenue, Shipley**

IF A GOOD SIZED GARDEN IS AT THE TOP OF YOUR LIST ... THEN READ ON!! Having being fully renovated throughout and taken back to brick this spacious three bedroom semi detached family home is ready to move straight into. Off street driveway parking to the front with a generous rear garden. Energy: D





IF A GOOD SIZED GARDEN IS AT THE TOP OF YOUR LIST ... THEN READ ON!! Having being fully renovated throughout and taken back to brick this spacious three bedroom semi detached family home is ready to move straight into. Undergone a major refurbishment including a brand new boiler installation with a 5 year warranty. The property comprises of entrance hall, living room with Patio doors leading out into the rear garden, brand new kitchen and appliances with an added bonus of a ground floor W.C and sink. The first floor houses three bedrooms with a white three piece bathroom suite. Off street driveway parking to the front with a larger than average generous rear enclosed garden. uPVC double glazing & central heating throughout. Energy Rating:D





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon 1ts own insoecition(s). Powered by www.focalent.com

#### **Entrance Hall**

### **Living Room**

16' 4" x 10' 11" ( 4.98m x 3.33m )

#### Kitchen

11' 2" x 9' 9" ( 3.40m x 2.97m )

#### W.C

### **First Floor Landing**

#### **Bedroom One**

13' 11" x 7' 8" ( 4.24m x 2.34m )

#### **Bedroom Two**

9' 11" x 8' 6" ( 3.02m x 2.59m )

### **Bedroom Three**

8' 6" x 7' (2.59m x 2.13m)

#### **Bathroom**

### **Exterior**











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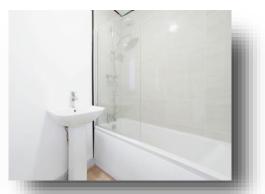
- Renovated throughout ready to move into
- Three bed semi detached
- Brand new kitchen & bathroom
- Ground floor toilet & wash hand basin
- New plaster, paintwork & flooring

Tenure: Freehold EPC Rating: D

offers over

£180,000







A657

CHILITATION

CRITICAL

CRITICA

Please note the marker reflects the postcode not the actual property

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Property Ref: SHP109990 - 0005 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.

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