



**Shaftesbury Avenue, SHIPLEY BD18 2JX**

***welcome to***

**Shaftesbury Avenue, SHIPLEY**

Situated in Shipley, nearby to the Shipley train station, we have a well presented three bedroom mid terrace property. The property offers a modern kitchen and bathroom and is ready to move into with minimal expense. Handily located close to a range of shops, amenities and schools. EPC rating: D.



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Internally, the property comprises of a living room, kitchen, three bedrooms to the first floor and a shower room as well as a generous size cellar ideal for storage. Externally, the property offers an enclosed paved rear garden with a decking area. Double glazing and central heating throughout. EPC 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 its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Living Room

14' 5" x 13' 9" ( 4.39m x 4.19m )

### Kitchen

13' 6" x 7' 6" ( 4.11m x 2.29m )

### Bedroom One

12' x 10' 7" ( 3.66m x 3.23m )

### Bedroom Two

10' 5" x 8' 1" ( 3.17m x 2.46m )

### Bedroom Three

11' 10" x 6' 4" ( 3.61m x 1.93m )

### Shower Room

### Exterior



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## **Shaftesbury Avenue, SHIPLEY**

- Three bedroom mid-terrace
- Modern kitchen and bathroom
- Enclosed rear garden
- Close to Shipley train station
- Popular location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP110925 - 0002

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**william h brown**



**01274 531233**



[Shipley@williamhbrown.co.uk](mailto:Shipley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**