



**Aireville Avenue, Shipley BD18 3AF**



**welcome to**

**Aireville Avenue, Shipley**

A well presented five bedroom, detached property situated in highly regarded area between Shipley and Heaton. This impressive property benefits from spacious and versatile accommodation. The property is in need of some modernisation but offers huge potential. DG & GCH



A well presented five bedroom, detached property ideal for a growing family situated in highly regarded area between Shipley and Heaton. This impressive property benefits from spacious and versatile accommodation throughout as well as other benefits such as driveway parking, a garage and very popular location. The property is in need of some modernisation but offers huge potential. The property offers accommodation over three floors. The ground floor compromises of an entrance porch, a cellar, two reception rooms, downstairs WC and kitchen. The first floor compromises of a master bedroom with an en-suite and a further two bedrooms with a family bathroom along with a further two bedrooms on the second floor. Externally, the property benefits from off street parking and a single garage with lawned and paved garden areas to the front and rear. Double glazing and central heating throughout.



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)

## Entrance Porch

## Cellar

## Living Room

17' 6" x 12' 8" ( 5.33m x 3.86m )

## Dining Room

14' 10" x 13' 8" ( 4.52m x 4.17m )

## Kitchen

17' 5" x 9' ( 5.31m x 2.74m )

## WC

## First Floor Landing

## Bedroom One

17' 5" x 10' 9" ( 5.31m x 3.28m )

## En-Suite

## Bedroom Two

14' 10" x 12' 10" ( 4.52m x 3.91m )

## Bedroom Three

9' 7" x 7' 10" ( 2.92m x 2.39m )

## Bathroom

## Second Floor Landing

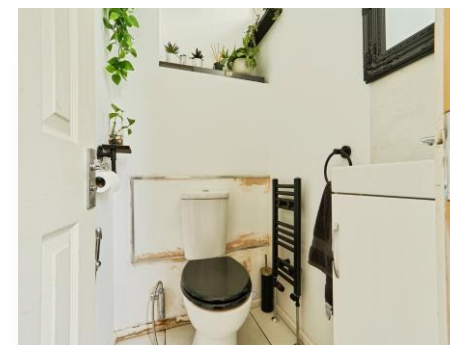
## Bedroom Four

16' 1" x 12' 11" ( 4.90m x 3.94m )

## Bedroom Five

9' 10" x 9' 1" ( 3.00m x 2.77m )

## Exterior



**view this property online** [williamhbrown.co.uk/Property/SHP111015](http://williamhbrown.co.uk/Property/SHP111015)



welcome to

## Aireville Avenue, Shipley

- A well presented detached property
- Five bedrooms & two reception rooms
- Driveway parking & garage
- Garden areas to the front and rear.
- Accommodation over three floors

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SHP111015](http://williamhbrown.co.uk/Property/SHP111015)



Property Ref:  
SHP111015 - 0006

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.

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.



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)**