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**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

## Wensley Avenue, Shipley, BD18

£240,000 Freehold

Four Bedroom Mid Terrace

EPC Rating: D

**Martin & Co Saltaire**  
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Wensley Avenue  
Shipley  
BD18

Key features:

- Four Bedroom Mid Terrace
- Gas Central Heating
- Gardens To The Front & Rear
- Cellar
- Four Double Bedrooms
- Popular Residential Location
- Perfect Family Home
- Ready To Move In

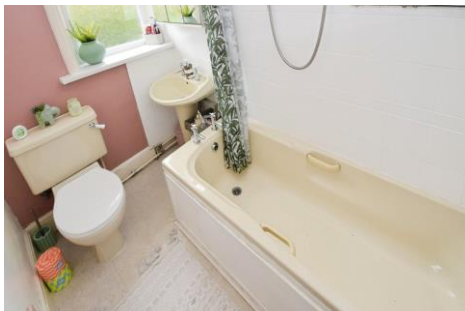
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Exciting opportunity to purchase this well-maintained terraced house, perfect for first-time buyers and families alike. This property is in a prime location, benefiting from nearby schools, local amenities, public transport links, and parks. This sought-after location makes it a great choice for those seeking convenience and a friendly community atmosphere.

The property comes with four double bedrooms, making it a spacious choice for a growing family or for those who require additional space for a home office. The first bedroom is notably equipped with built-in wardrobes, providing ample storage space. This home boasts a modern kitchen that bathes in natural light and comes with integrated appliances. Whether you're a seasoned cook or a beginner in the kitchen, you'll enjoy the practicality and sleek design of this space. The house also features a separate reception room, complete with a large bay window for an abundance of natural light and a lovely view of the garden. You can directly access the garden from here, perfect for those summer barbecues or a morning coffee enjoying the outdoors.



In addition to these features, the property also offers a usable cellar, adding an extra space for storage or potentially a small recreational area. And let's not forget the gardens to the front and rear, a unique feature that provides a private outdoor space for relaxation or play.

This terraced home, in good condition, promises a comfortable and convenient living experience. Don't miss this opportunity to make it your new home!

HALL

LOUNGE 18' 0" x 14' 1" (5.5m x 4.3m)

KITCHEN 11' 5" x 9' 10" (3.5m x 3m)

BEDROOM ONE 14' 1" x 12' 5" (4.3m x 3.8m)

BEDROOM TWO 11' 5" x 9' 2" (3.5m x 2.8m)

BATHROOM

BEDROOM THREE 14' 1" x 12' 1" (4.3m x 3.7m)

BEDROOM FOUR 12' 9" x 11' 5" (3.9m x 3.5m)

CELLAR

