



**12 Wensley Avenue, Shipley, Bradford, BD18 3NS**  
**£1,200**

A PROPERTY WITH THE WOW FACTOR!!! HAMILTON BOWER are delighted to offer TO LET this well presented 4 bedroom mid terrace. Situated within walking distance of the world heritage village of Saltaire and the busy market town of Shipley. Internal inspection is highly recommended to fully appreciate all this ideal family home has to offer. Property benefits from double glazing and gas central heating.





## COUNCIL TAX BAND - C

## EPC RATING - E

### Ground Floor

#### Entrance

Central heating radiator.

#### Kitchen

10'7" x 9'3" (3.23 x 2.82)

Modern fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Integrated fridge, freezer. 5 Ring hob with extractor over. Electric fan assisted oven.

#### Lounge

18'1" x 14'1" (5.51 x 4.29)

Spacious living area with french doors to rear garden. Modern fire surround. Feature gas fire. Central heating radiator

#### Basement

14'2" x 11'10" (4.32 x 3.61)

Good size area currently used for storage. Plumbing for automatic washer. Central heating radiator.

### First Floor - Landing

Central heating radiator.

#### Bedroom One

14'3" x 12'5" (4.34 x 3.78)

Spacious master bedroom. Central heating radiator. Fitted robes.

#### Bedroom Two

11'10" x 8'10" (3.61 x 2.69)

Central heating radiator

#### Bathroom

Modern three piece white suite with P shaped bath and power shower over, W.C and wash basin. Heated towel rail. Tiled flooring.

#### Boiler Room

With premier plus hot water pressurised system.

### Second Floor - Landing

#### Dorma Bedroom One

14'5" x 14'2" (4.39 x 4.32)

Spacious bedroom with fitted robes. Central heating radiator.

#### Dorma Bedroom Two

11'5" x 7'5" (3.48 x 2.26)

Central heating radiator.

#### Shower Room

With shower W.C and wash basin. Part tiled walls and tiled floor.

#### Front Garden

Paved patio area leading to lawn.

#### Rear Garden

Paved providing off road parking.

