

Cotswold Avenue, Shipley, BD18 1LR  
Asking Price £180,000



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Council Tax Band: C

Nestled on the charming Cotswold Avenue, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample space for family living, ensuring everyone has their own sanctuary.

The house has been thoughtfully extended to the rear, providing additional living space that enhances the overall functionality of the home. The modern bathroom caters to the needs of a busy family, while the garage and driveway offer convenient off-street parking, a valuable asset in this sought-after location.

Set in a prime area, this property is ideal for those who appreciate the balance of suburban tranquillity and accessibility to local amenities. The surrounding neighbourhood is known for its friendly community atmosphere, making it a perfect setting for families to thrive.

In summary, this semi-detached house on Cotswold Avenue is not just a property; it is a wonderful family home that combines comfort, space, and a desirable location. Do not miss the chance to make this charming residence your own.

### Lounge

uPVC double glazed window overlooking front elevation, gas central heated radiator, feature fire place.

### Kitchen

uPVC double glazed window overlooking side elevation, matching wall and base units, built in cooker with hob and extractor above.

### Dining Room

uPVC double glazed patio doors leading into the garden area, gas central heated radiator.

### Bedroom 1

uPVC double glazed window overlooking front elevation, gas central heated radiator.

### Bedroom 2

uPVC double glazed window overlooking rear elevation, gas central heated radiator.

### Bedroom 3

uPVC double glazed window overlooking front elevation, gas central heated radiator.

### Bathroom

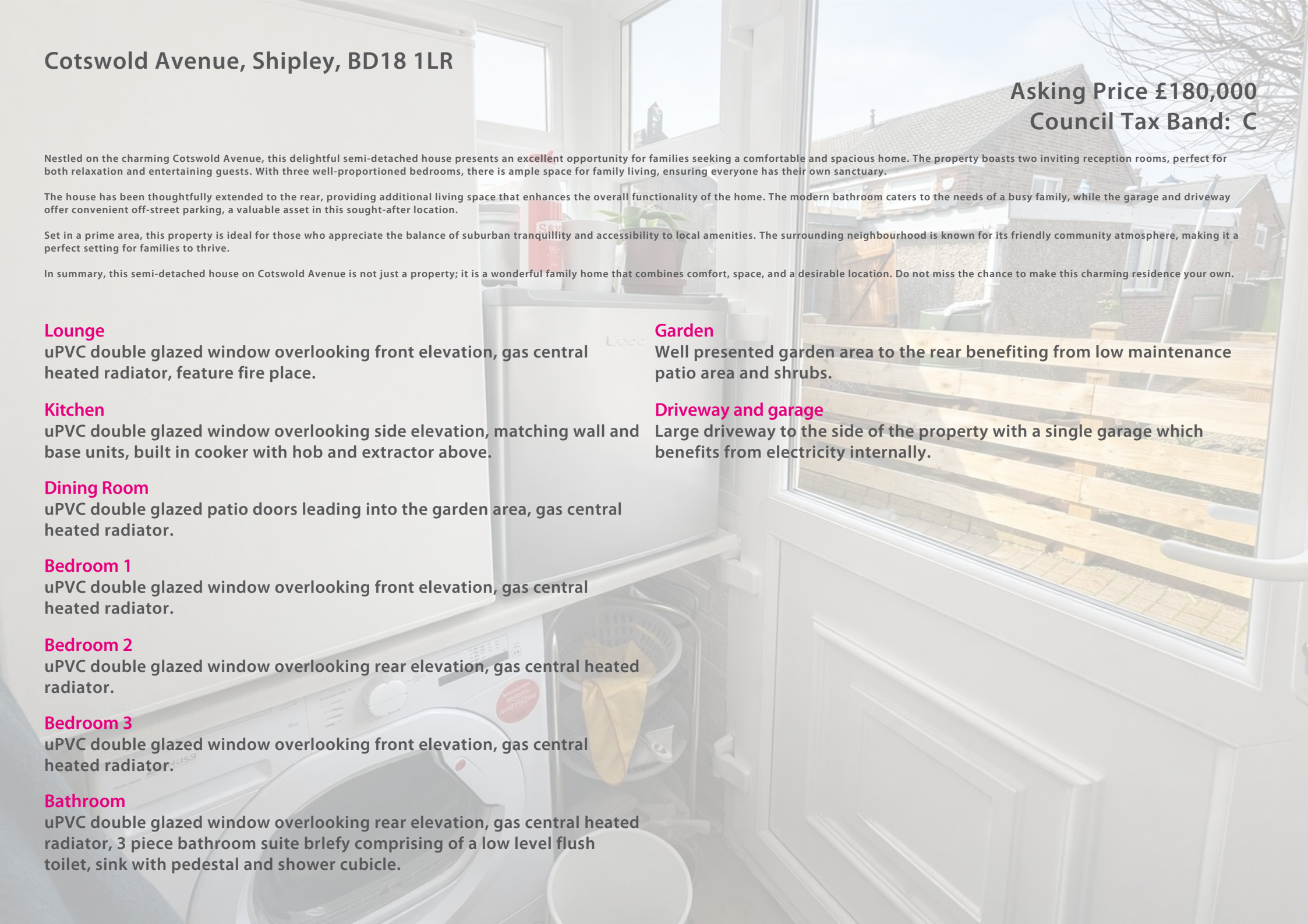
uPVC double glazed window overlooking rear elevation, gas central heated radiator, 3 piece bathroom suite briefly comprising of a low level flush toilet, sink with pedestal and shower cubicle.

### Garden

Well presented garden area to the rear benefiting from low maintenance patio area and shrubs.

### Driveway and garage

Large driveway to the side of the property with a single garage which benefits from electricity internally.



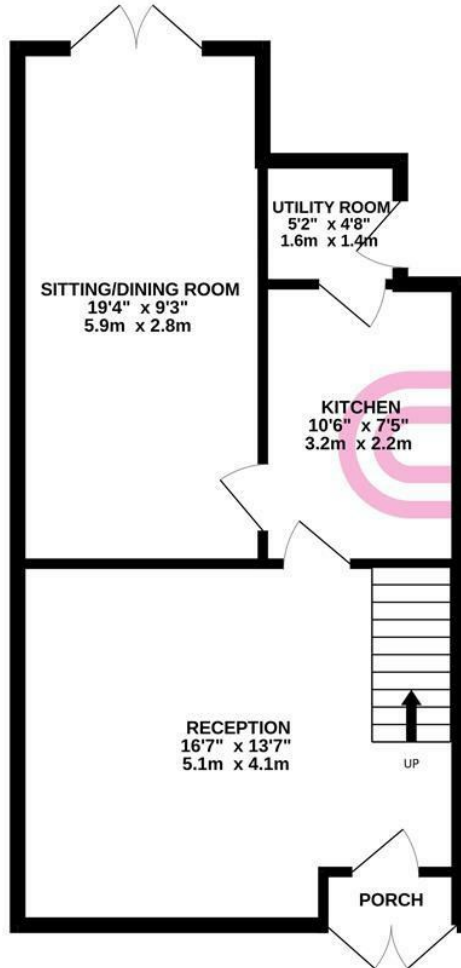




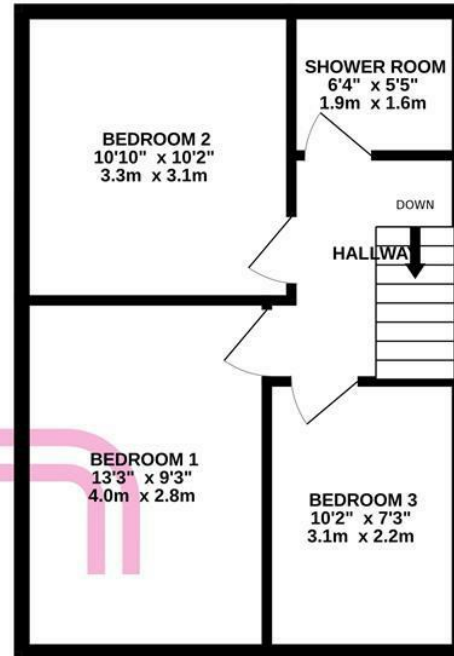


Keighley

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	