



**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 spacious accommodation and is ready to move into with minimal expense. Handily located close to a range of shops, amenities and schools



Situated in Shipley, nearby to the Shipley train station, we have a well presented three bedroom mid terrace property. This property is ready to move into with minimal expense, offering spacious accommodation throughout and a modern kitchen and bathroom. Handily located close to a range of shops, amenities and schools.

Internally, the property comprises of a living room, kitchen, two bedrooms to the first floor, a separate WC and bathroom and a further bedroom to the second floor as well as a generous size cellar, ideal for storage. Externally, the property offers a fenced yard area to the front. Double glazing and central heating throughout.

### **Living Room**

14' 9" x 13' 4" ( 4.50m x 4.06m )

### **Kitchen/Dining Area**

14' 5" x 13' 8" ( 4.39m x 4.17m )

### **First Floor Landing**

### **Bedroom Two**

11' 10" x 9' ( 3.61m x 2.74m )

### **Bedroom Three**

11' 3" x 7' ( 3.43m x 2.13m )

### **Toilet**

### **Bathroom**

### **Second Floor Bedroom One**

17' 3" x 15' 6" ( 5.26m x 4.72m )



***view this property online*** [williamhbrown.co.uk/Property/SHP111085](http://williamhbrown.co.uk/Property/SHP111085)



welcome to

## Shaftesbury Avenue, Shipley

- Three bedroom mid-terrace
- Modern kitchen and bathroom
- Spacious accommodation
- Close to Shipley train station
- Popular location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SHP111085](http://williamhbrown.co.uk/Property/SHP111085)



Property Ref:  
SHP111085 - 0008

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 Corp 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**  
Incorporating  
**Porter  
Glenny**



**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)