



128 Avondale Road, Shipley, West Yorkshire, BD18 4QY

Delightfully situated within a prestigious residential location is this well established and extended three double bedroom semi detached home offering attractive living accommodation standing in good sized well maintained gardens with a garage and drive.

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk





128 Avondale Road, Shipley, West Yorkshire, BD18 4QY

Bradford 3 miles, Skipton 18 miles, Leeds 13 miles (all distances approximate)

Guide Price: £325,000

- Semi detached family home
- Three double bedrooms
- Extended dining kitchen
- Popular residential location
- Driveway and garage



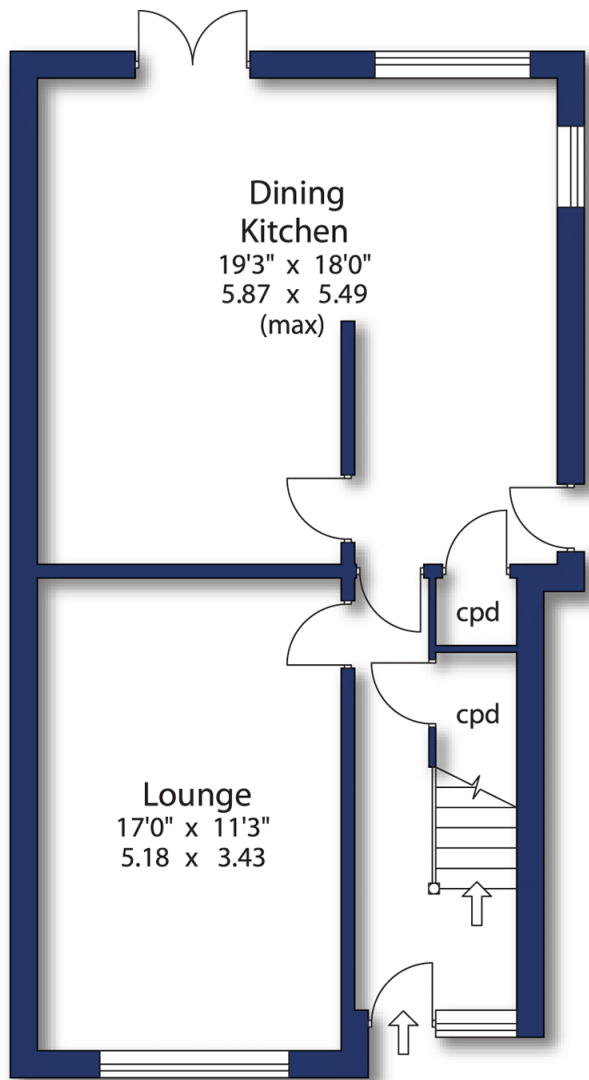
General remarks

Delightfully situated within a prestigious residential location is a well established semi detached home offering attractive living accommodation with good sized gardens. The property has been extended to the rear with a large kitchen and dining room and, in our opinion, is well presented throughout and benefits from gas central heating, uPVC double glazing together with the modern fitted kitchen and bathroom fittings. The property would be ideally suited to a wide variety of potential buyers and offers versatile and flexible accommodation and an internal inspection is recommended.

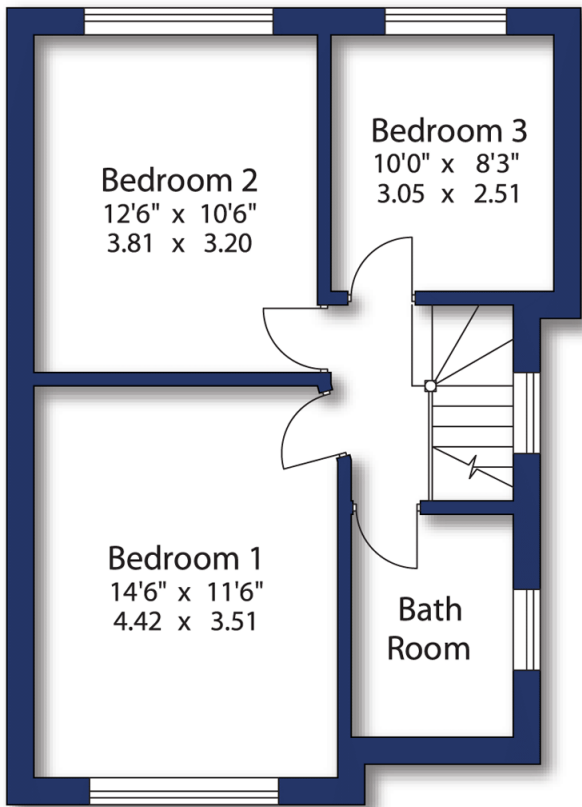
Comprising of entrance hall, living room, extended fitted kitchen, dining space with french doors to the rear and a snug living space all to the ground floor. To the first floor are three double bedrooms, master with fitted wardrobes, modern bathroom and access to the loft space. Externally the property stands in well

presented gardens with a lawned area with mature beds, a good sized driveway and a garage to the side of the house. At the rear is a well maintained mainly lawned garden with mature shrubs surrounding. The property sits opposite the woodland of Northcliffe Park giving a leafy open aspect.

Avondale Road is in a popular and well established residential neighbourhood in the heart of the Aire Valley. The historic world heritage site of Saltaire is within comfortable strolling distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local town of Skipton.



Ground Floor



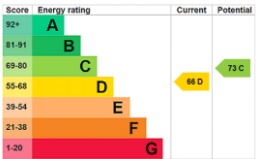
First Floor

© Dacre, Son & Hartley

 Mortgage Advice Bureau
01274 515 763

 Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.







Contact us



01274 581794



saltaire@dacres.co.uk

Directions

From the office in Saltaire proceed in the direction of Bingley and turn left onto Moorhead Lane, after a distance turn left onto Avondale Road, the property will be seen on the left and identified by our For Sale Board.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway and garage to the side.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SAL260152