DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £82,500

- Upper floor apartment
- Private entrance
- Off-street parking
- Convenient location
- Low Service Charge

Avondale Road, Shipley, West Yorkshire, BD18 4QN

A well maintained first floor apartment within a desirable location, superbly positioned for a host of local amenities and transport connections.

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
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dacres.co.uk







Avondale Road, Shipley, West Yorkshire, BD18 4QN

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

General remarks

A well-presented one-bedroom upper floor apartment, offering an ideal opportunity for first-time buyers and investors alike. The property benefits from allocated off-street parking, a practical layout and a convenient location within easy reach of Shipley and Saltaire's amenities and transport links.

The accommodation briefly comprises a private entrance hall with useful storage, a generously proportioned open-plan living/dining kitchen providing a versatile space for both relaxation and entertaining, a bedroom and a bathroom.
The open-plan living/dining kitchen forms the heart of the home, offering ample space for furnishings and a dedicated kitchen area with access to a practical loft space accessed via ladder. The bedroom is complemented by a bathroom, while the entrance hall provides additional storage.

Externally, the property benefits from off-street parking, adding to its practicality and appeal.
An attractive proposition for those seeking a well-located apartment in Shipley.

Directions

From Saltaire proceed along the main A650 in the direction of Bradford and after the traffic lights at the top of Kirkgate turn right onto Avondale road. The property will be seen on the left hand side of the road.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Leasehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Driveway

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

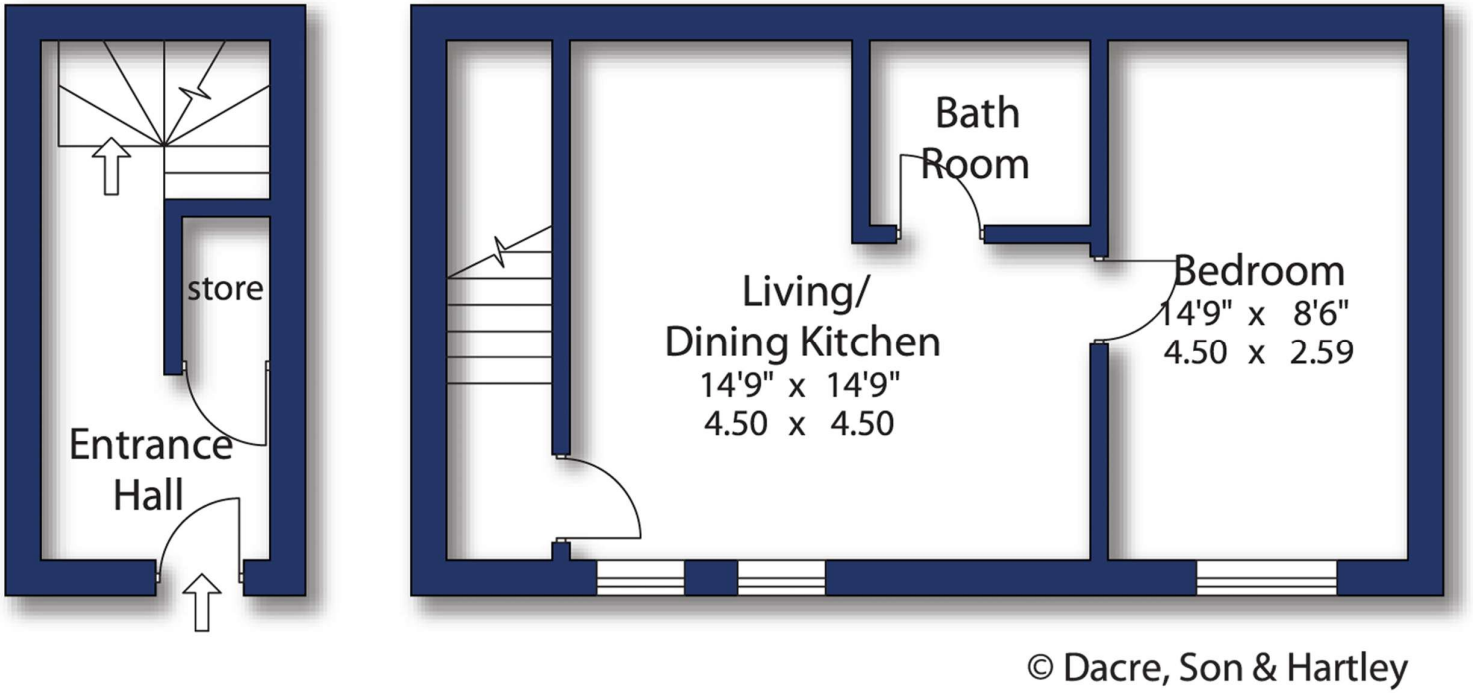
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: SAL260249





Floorplans





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