



66 Avondale Road, Shipley, West Yorkshire, BD18 4QX

NO CHAIN - SEMI-DETACHED TRUE BUNGALOW- enviable plot facing Northcliffe Woods. Currently providing TWO BEDROOM accommodation which is further enhanced by: a multi-purpose under house area, good size rear garden and a garage. This fine example offers new owners an opportunity to make their own mark. Forming part this well regarded residential area, handy for Shipley, Saltaire, Nab Wood and Bingley. Contact Robert Watts to arrange YOUR viewing today.

£195,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE HALL

LIVING ROOM 12'4" (3.76) plus bay x 12'5" (3.78) max

KITCHEN 9' x 8'4" (2.74m x 2.54m)

Selection of wall and base units, sink unit, built in oven, hob and extractor, plumbed for washing machine

BEDROOM 1 11'8" (3.56) x 10'4" (3.15) plus robes

Built in wardrobes

BEDROOM 2 8'6" (2.6) plus robes x 7'2" (2.18)

Built in wardrobes

SHOWER ROOM Shower cubicle, wash basin, WC part tiled walls

UNDERHOUSE STORE A good size multi-purpose area with light and housing the boiler

OUTSIDE Good size split level garden to rear, open garden to front, drive to garage with light

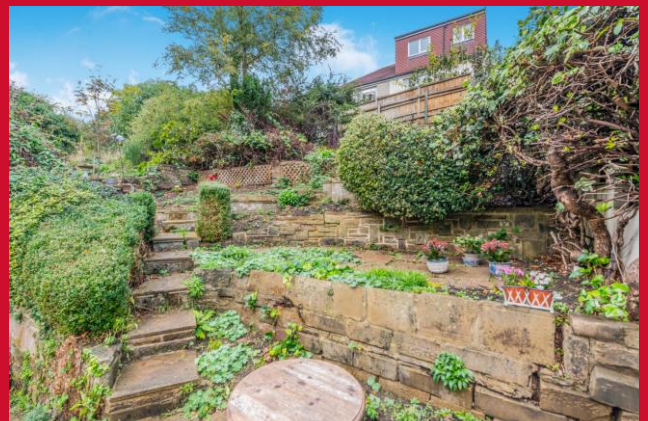
COUNCIL TAX Bradford

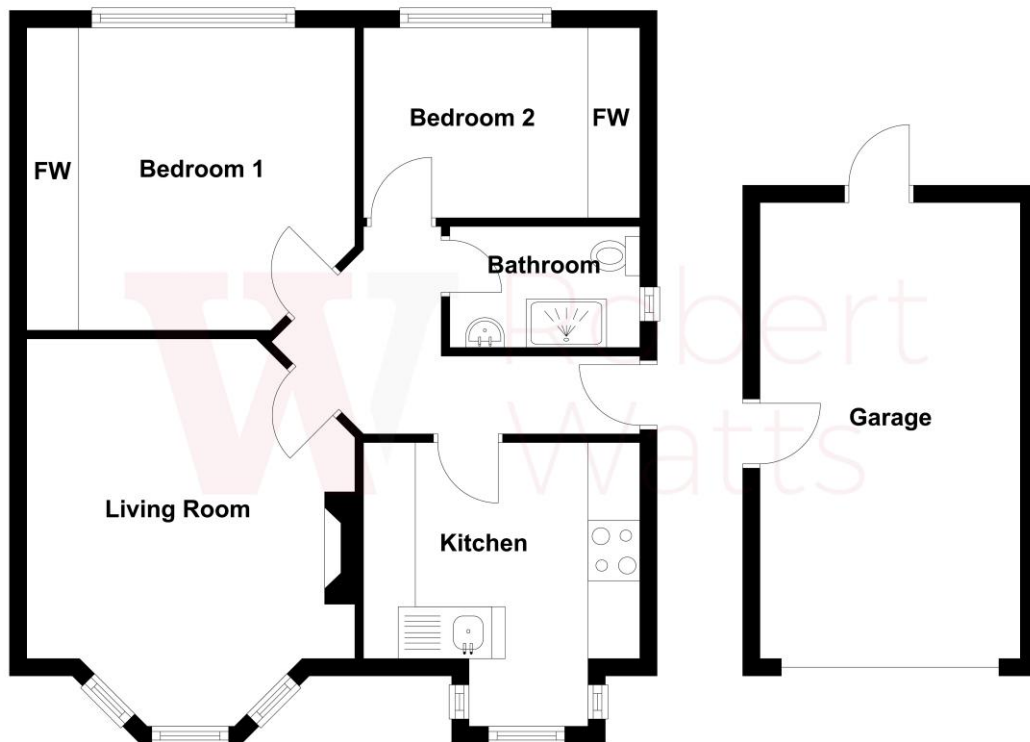
Band C

TENURE Freehold

PLEASE NOTE Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		