



£425,000

\*FIVE BEDROOMS\* \*TWO RECEPTIONS\* \*3 BATHROOMS\* \*POPULAR LOCATION\* \*FAMILY HOME\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*LONG DISTANCE VIEWS\* \*GARDENS\* \*DRIVEWAY & GARAGE\* \*TWO RECEPTION ROOMS\*

Townend Estate Agents offer for sale this fantastic detached house located on Aireville Avenue, Shipley! This fantastic family home boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms and three bathrooms, there is plenty of space for the whole family to enjoy.

Situated in a desirable area, this property offers driveway parking ensuring convenience for you and your guests. One of the highlights of this property is the breathtaking long-distance views that can be enjoyed from various parts of the house. Imagine waking up to stunning vistas every morning! Located just a short drive away from the well-regarded Bradford Grammar School, this home is perfect for families looking to provide their children with a top-quality education.

The property comprises briefly: Entrance, Lounge, Kitchen, Dining Room, Cloaks W/C. To the first floor are three bedrooms, house bathroom and shower room, with an additional two bedrooms on the second floor. Externally a gardens front & rear, garage and driveway parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

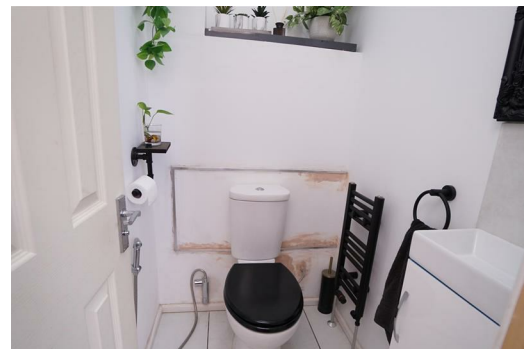


## Aireville Avenue, BD18

Approximate Gross Internal Area = 168.9 sq m / 1818 sq ft  
Garage = 17.4 sq m / 187 sq ft  
Total = 186.3 sq m / 2005 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137714)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE:** WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		67	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales			
EU Directive 2002/91/EC			

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284  
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414  
Company No. 7191625. Registered UK.

