



## Hawthorne Avenue, Shipley

- 3 Bedrooms
- Good Size
- Viewing Advised
- Popular Location
- Enclosed Gardens
- Excellent Transport Links

Price £180,000

Tenure: Freehold

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# Hawthorne Avenue, Shipley

## DESCRIPTION

This well-presented three-bedroom semi-detached home is situated in a popular residential area, offering convenient access to Frizinghall train station, which provides direct links to Leeds and the wider rail network.

Upon entering the property, you are welcomed into a spacious entrance hallway leading to a comfortable lounge, ideal for relaxing or entertaining. The kitchen is well-appointed with ample storage and workspace, while a separate utility area and side porch provide additional practicality.

The first-floor landing gives access to three generously sized bedrooms and house bathroom w/c.

Externally, the property benefits from a lawned front garden, adding to its kerb appeal, while the rear garden features both a lawned area and a decked section, perfect for outdoor dining or leisure. This home is an excellent choice for those seeking a well-located and spacious family property.



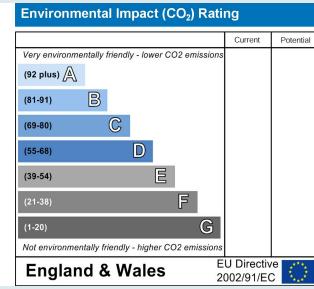
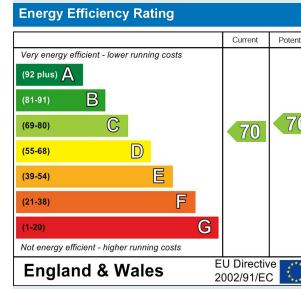


Approximate total area<sup>(1)</sup>  
921.08 ft<sup>2</sup>

Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

## Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

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