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## Welwyn Avenue, Shipley, BD18

Offers Over £240,000 Freehold

Two Bedroom Extended Semi-Detached

**Martin & Co Saltaire**  
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**Welwyn Avenue  
BD18**

**Key features:**

- Three Bedroom Extended Semi-Detached
- Gas Central Heating
- Large Gardens
- Off Street Parking
- Modern Finish Throughout
- Planning Permission Granted For Further Extension
- Two Reception Rooms
- Two Double Bedrooms



**Why you'll like it**

Stunning Two Bedroom Extended Semi-Detached Family Home surrounded by countryside the property is ideally situated close to local transport links and amenities. Benefiting from; ample off street parking, gas central heating and a modern finish throughout!

Occupying an enviable cul-de-sac plot which forms part of this understandably sought after part of Wrose. Walking distance for village amenities including Low Ash Primary and handy for access to both Shipley and Bradford

**HALL**

**LOUNGE** 13' 9" x 13' 5" (4.2m x 4.1m) Stunning lounge with wooden flooring, large bay window providing an abundance of natural light throughout and wood burner providing a cosy feel throughout winter

**KITCHEN** 13' 1" x 10' 2" (4m x 3.1m) Modern fitted kitchen with ample wall and base units, breakfast bar island with integrated appliances and downstairs storage cupboard

**RECEPTION ROOM** 10' 5" x 10' 2" (3.2m x 3.1m) Excellent second reception room with double French doors to the rear garden

**UTILITY ROOM** 6' 10" x 6' 2" (2.1m x 1.9m) With plumbing for washer and wall units. Could also become the home office space

**LANDING**

**BEDROOM ONE** 13' 9" x 11' 1" (4.2m x 3.4m) Stunning large double bedroom with wooden flooring and built in wardrobes providing ample storage. Window to the front providing ample natural light

**BEDROOM TWO** 10' 5" x 8' 2" (3.2m x 2.5m) Second double bedroom with storage cupboard, carpet flooring and window to the rear providing ample natural light

**BATHROOM** 7' 10" x 4' 7" (2.4m x 1.4m) Modern family bathroom comprising; WC, hand wash basin and shower over bath. Heated towel rails and party tiled walls

Large gardens on three sides of this home. Landscaped gardens to the front and ample parking for two cars and to the rear is an enclosed patio lawn garden and stone faced storage shed

