



## Central Avenue, Shipley, BD17

**£80,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 2

\*\*\* Guide of £80,000 to £90,000 \*\*\* HOUSESIMPLE are pleased to present to the open market this delightful, spacious and affordable ground floor flat situated in this popular and convenient location. The well presented and tastefully decorated accommodation briefly comprises ha

## Key features:

- Two bed ground floor flat
- Well presented
- Off road parking
- Private garden
- Gas central heating
- Viewing highly recommended

## Extra info:

- **Property Age:** 45 years
- **Council Tax:** Band A (£1083.07 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 98 years remaining  
**Ground Rent:** £10.00 per-annum  
**Maintenance:** £63.50 per-annum  
**Maintenance Company:** Incommunities



**\*\*\* Guide of £80,000 to £90,000 \*\*\***

HOUSESIMPLE are pleased to present to the open market this delightful, spacious and affordable ground floor flat situated in this popular and convenient location. The well presented and tastefully decorated accommodation briefly comprises hallway, a large living room, kitchen, two good sized bedrooms and a bathroom. The kitchen benefits from a newly fitted built in oven and gas fired hobs. The property has gas fired central heating and double glazing throughout. The property benefits from a new Worcester bosch boiler fitted in March 2020. The property is equipped with a Smart Nest thermostat and can be conveniently controlled using a smart phone. Internally, the property has sash locks on the front and back door. There are also sash locks in the kitchen and back bedroom window. Externally there is off road parking to the front and a private lawned garden area to the rear. The property has CCTV and is fitted with smart meters. The property has two purpose-built brick outhouses in the garden used for further outdoor storage. Tenure is Leasehold.

#### Location

Baildon itself is a bustling and vibrant village that is situated on the borders of Bradford and Leeds. Enjoying a rural setting and well known for its moorland beauty via Baildon Moor and Shipley Glen. Excellent road and rail networks link the village superbly with Leeds and Bradford. The village centre is home to a wide variety of shops, bars and restaurants. Recreational facilities include a popular Golf Course, cricket and rugby ground

#### Hallway

Living Room 16' 3" x 14' 8" (4.96m x 4.47m )

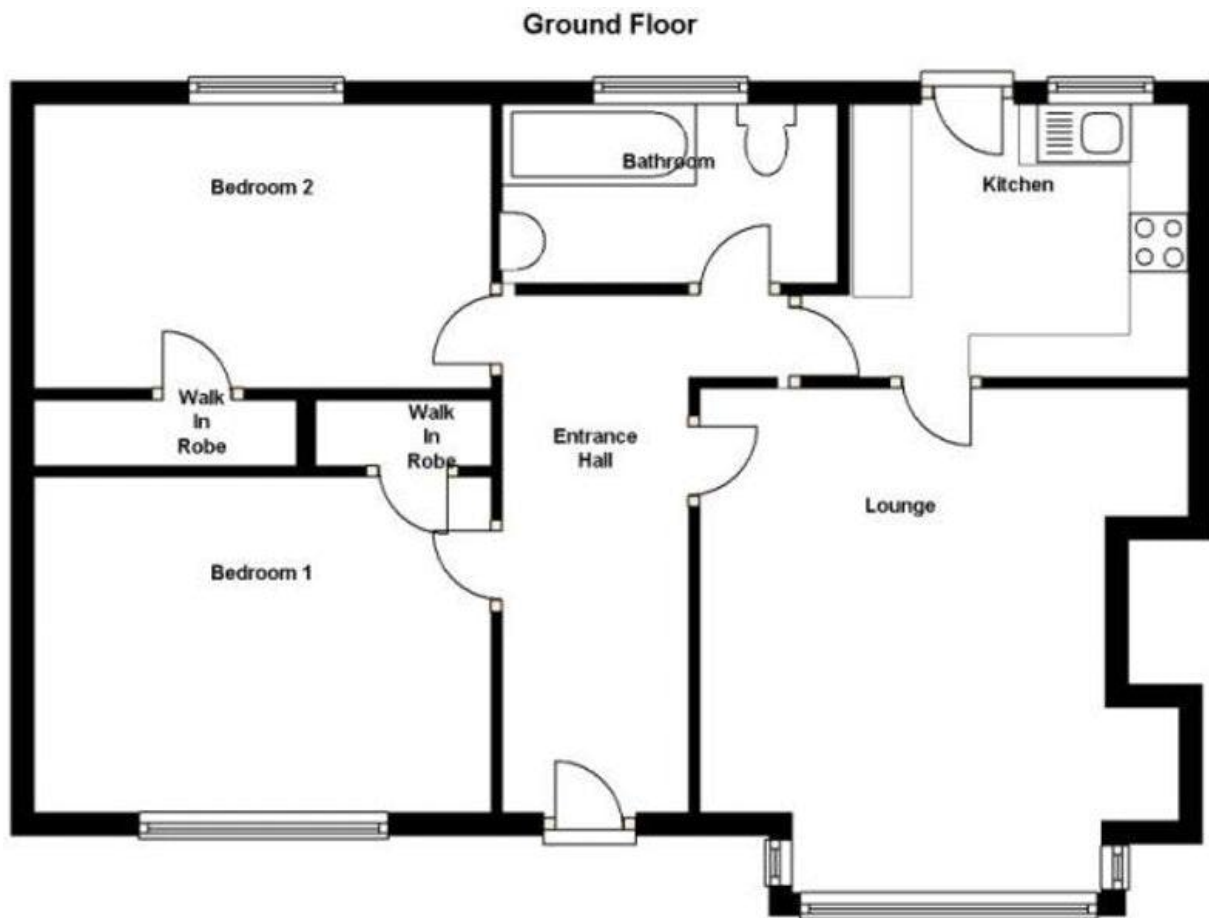
Kitchen 10' 4" x 7' 9" (3.16m x 2.36m )

Bedroom 1 12' 11" x 9' 6" (3.94m x 2.9m )

Bedroom 2 12' 11" x 8' 4" (3.93m x 2.53m )


Bathroom 7'3" x 5'0"

Floor plan:



## Energy Performance Certificate:

### Energy Performance Certificate



**51, Central Avenue, Baildon, SHIPLEY, BD17 7NS**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 8006-0746-5922-2496-8903
<b>Date of assessment:</b> 14 January 2020	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 January 2020	<b>Total floor area:</b> 63 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,184</b>
<b>Over 3 years you could save</b>	<b>£ 459</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 159 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold;">You could save £ 459 over 3 years</p> </div>
Heating	£ 1,581 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 306 over 3 years	£ 267 over 3 years	
<b>Totals</b>	<b>£ 2,184</b>	<b>£ 1,725</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

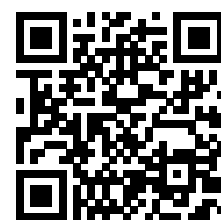
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
2 Low energy lighting for all fixed outlets	£30	£ 114
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 129

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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