



34 Wellington Crescent, Shipley, West Yorkshire, BD18 3PH

Delightfully situated within a highly sought after residential location is a five bedroom stone built period terrace offering deceptive living accommodation planned over four floors in a characterful yet modernised family home.

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BD18 4SB

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dacres.co.uk





34 Wellington Crescent, Shipley, West Yorkshire, BD18 3PH

Bradford 3 miles, Leeds 12 miles, Skipton 15 miles (all distances approximate)

Offers Over: £350,000

- Substantial stone built terrace
- Four large double bedrooms
- Two reception rooms and two kitchens
- Close to amenities and transport connections
- Accommodation over four floors
- Characterful yet modernised



General remarks

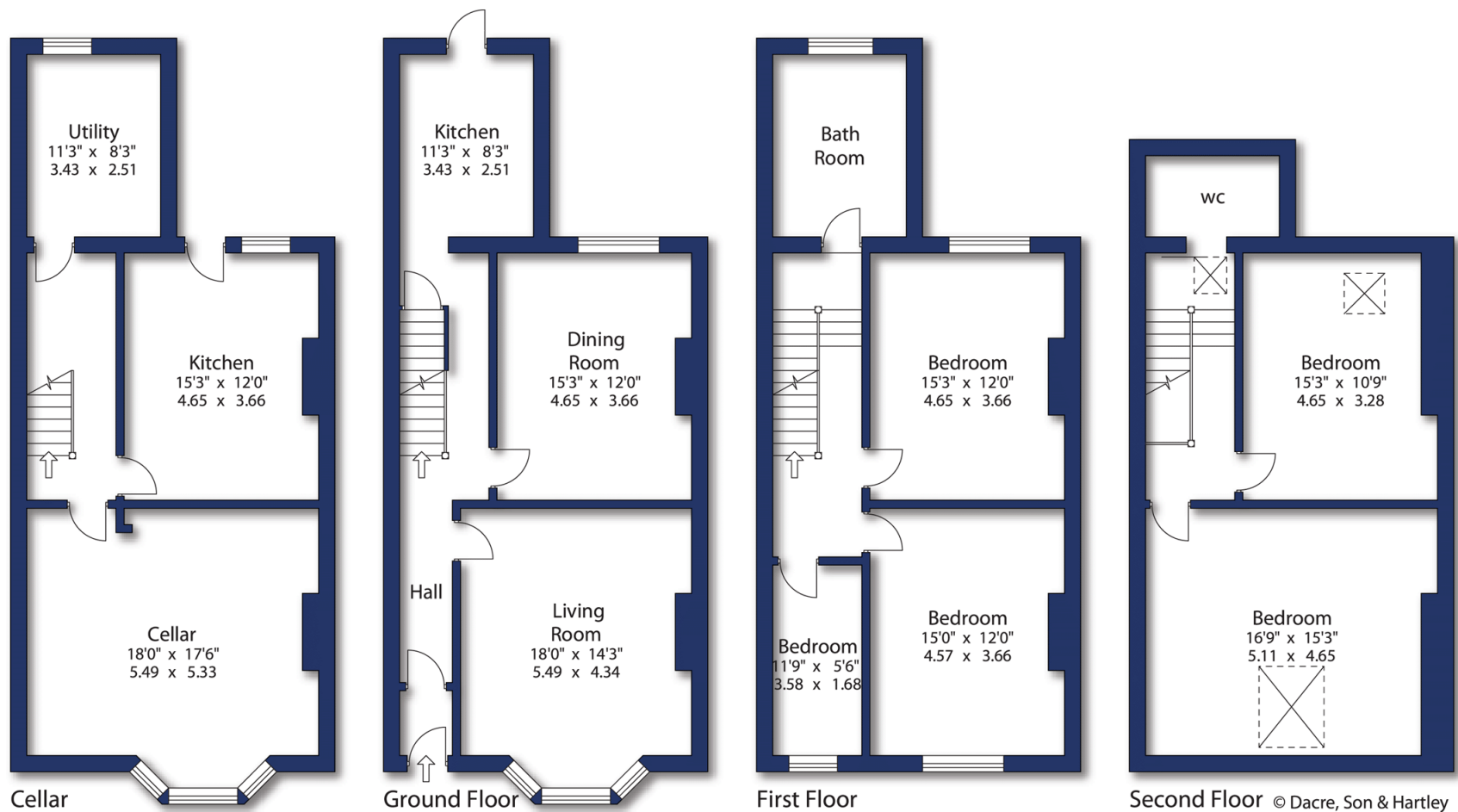
Delightfully situated within a prestigious residential location is a stone built period home offering five bedrooms and ample living accommodation. The property will almost certainly appeal to the more discerning purchaser seeking a substantial five bedroom period home which boasts an array of character features offering versatile and flexible family living accommodation planned over four floors. The property is delightfully situated in a superb row of similar high calibre terrace homes and an early viewing is highly recommended.

The accommodation briefly comprises hallway, lounge, dining room and secondary kitchen all to the ground floor. The lower ground floor has a good sized breakfast kitchen allowing access to the rear garden, a utility

room and a large store room/workshop. The first floor has two double bedrooms, a single bedroom and the modern family bathroom. The second floor has two further double bedrooms. Externally at the front is a lawned cottage garden with mature beds and shrubs. To the rear is an enclosed private garden with stone paved patio and access to a rear alley.

ShIPLEY is a popular and well established residential neighbourhood in the heart of the Aire Valley, the historic world heritage site of Saltaire is within comfortable walking distance where a broad range of everyday shops and quaint restaurants are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley.

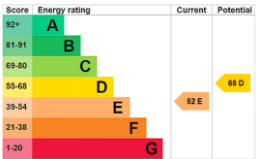
Floorplans



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Contact us



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Directions

From our Saltaire office proceed along the A650 towards Bradford. Turn left on to Kirkgate at the lights and then turn right on to Wellington Crescent. The property will be on your left hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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