



Guide Price £160,000

- Semi detached home
- Three bedrooms
- Good sized plot
- Modern dining kitchen
- Popular residential location

249 Leeds Road, Shipley, West Yorkshire, BD18 1EH

Delightfully situated within a popular and convenient residential location is a well established three bedroom semi detached home standing in a good sized plot with gardens front and rear.

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249 Leeds Road, Shipley, West Yorkshire, BD18 1EH

Bradford 4 miles, Leeds 10 miles, Skipton 16 miles (all distances approximate)

General remarks

Delightfully situated within a popular and convenient residential location is a well established three bedroom semi detached house. Situated in a good sized plot with lawned front garden and

large rear patio. The property benefits from the good size of the rooms throughout and a modern kitchen diner and would appeal to a wide variety of potential buyers and an early inspection is highly recommended.

The accommodation comprises entrance hall, living room and modern kitchen diner with a door to the rear, all on the ground floor. The first floor has three good size bedrooms and a family bathroom. Externally to the rear there is a good sized garden that is currently decked across. At the front is a shared path with a private lawned garden.

The property is located within a popular residential area which is

close to Shipley town centre. Shipley market town offers its residents an array of good quality amenities and well respected primary and secondary schools nearby. Shipley is approximately one mile distant offering superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

Directions

From Saltaire take the A657 towards Shipley continuing in the direction of Idle and Thackley. As you continue up Leeds Road the property will be on the left hand side just after Busy Lane.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band A

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 £34.20 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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