



The Grange, Moorhead Crescent, Shipley, West Yorkshire, BD18 4LQ

Well positioned within a prestigious residential location is a four bedroom executive detached house. On a fantastic hidden plot of a good size and with exceptional landscaped gardens surrounding. A viewing is highly recommended to appreciate this fine family home.

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Yorkshire, BD18 4SB

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The Grange, Moorhead Crescent, Shipley, West Yorkshire, BD18 4LQ

Bradford 4 miles, Leeds 13 miles, Skipton 15 miles (all distances approximate)

Guide Price: £550,000

Accommodation

Detached family home, three/four bedrooms, two/three reception rooms, two bathrooms, breakfast kitchen, two garages and workshop, exceptional expansive gardens, private driveway, utility room

General Remarks

A rare opportunity to purchase a characterful and unique family home ideally located within a discreet plot in a highly regarded residential area of Shipley. The Grange is an ample sized detached house that sits within stunning landscaped gardens that need to be explored and seen to understand the privacy and tranquillity that this home epitomises. The property offers good sized, flexible living accommodation with bedrooms on both ground and first floors appealing to a broad audience. There is without doubt the scope to further extend the property subject to the correct permissions. With the large corner plot and lower ground floor garages this versatile family home can only be truly appreciated following a comprehensive inspection.

The property comprises large cloak room/entrance hall with access to the utility room, fitted kitchen with breakfast bar, open dining room, a large living room with dual aspect windows, sitting room/bedroom, shower room and a door to a raised rear veranda with sitting/dining space. The first floor has three good sized bedrooms with lovely views over the gardens, modern house bathroom with shower and bath, storage cupboards and access to a loft space. The property benefits from an exceptional outside space. At the front the property is approached via a private driveway, with parking for multiple vehicles, that leads to two garages with a



garden WC and large workshop. The gardens extend to the side and rear of the detached house and have multiple stone paved patios, large lawn, flower beds of various shapes and sizes, mature shrubs and trees. Indeed the gardens need to be experienced in person to see their true potential.

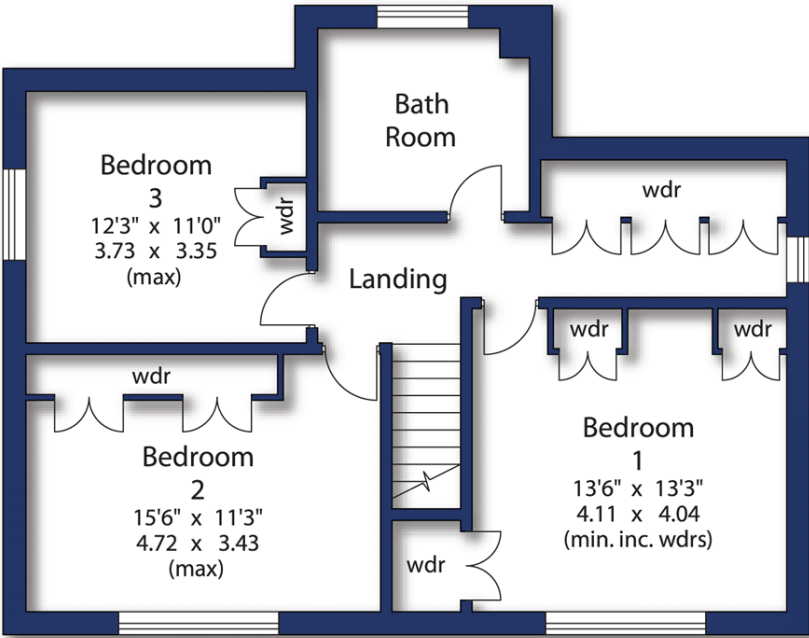
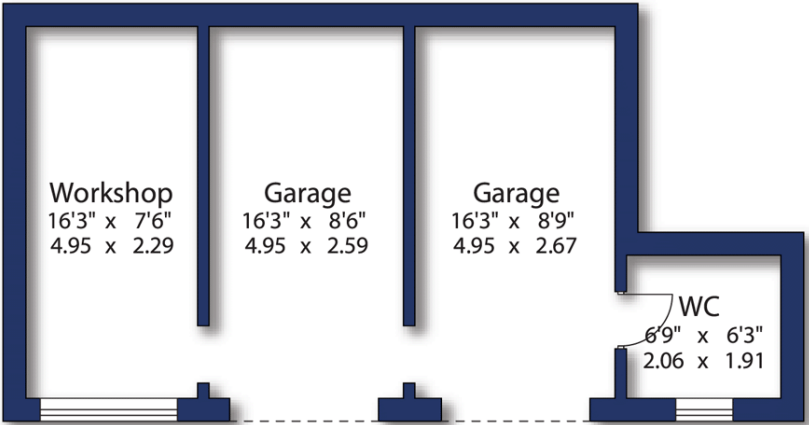
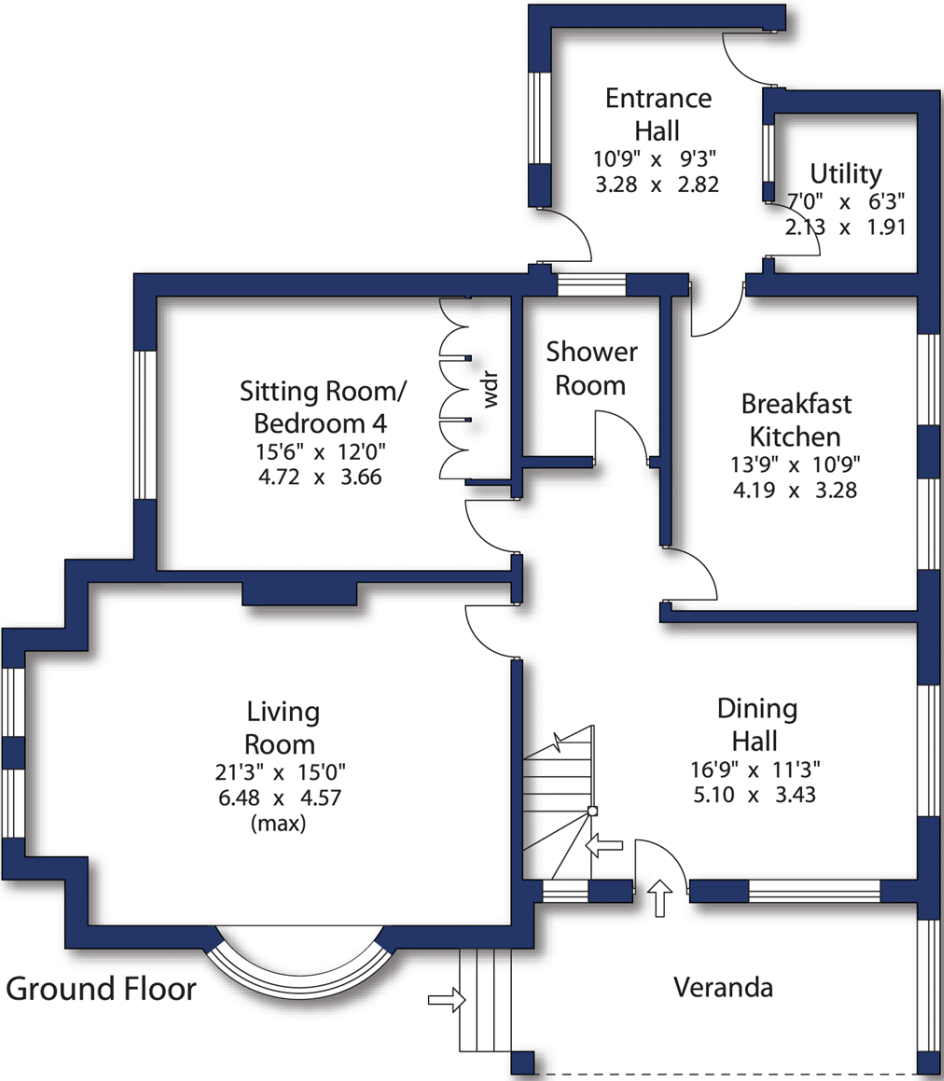
A pleasant stroll from attractive Saltaire, this is a sought after and well established residential neighbourhood in the heart of the Aire Valley, a little to the west of Shipley. The Historic World Heritage Site of Saltaire features a broad range of everyday shops and restaurants available as well as a railway station from where there are frequent services into the cities of Leeds and Bradford and the popular local towns of Skipton and Ilkley. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine Countryside around Haworth and beautiful Wharfedale are all within comfortable driving distance.







Floorplans

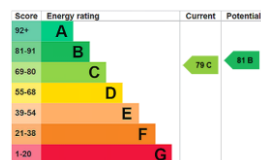


First Floor

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Directions

From the office in Saltire proceed in the direction of Bingley and turn left onto Moorhead Lane, after a short distance up the hill turn right onto Moorhead Crescent and the property can be seen on the left hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler. There are solar panels at the property.
- Driveway leading to two garages

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](https://gov.uk/check-for-flooding-in-england)

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. Dacres Ref: SAL260122

