



Guide Price £165,000

- Mid terraced home
- Three bedrooms
- Cellar storage
- Kitchen diner
- Garden to front and rear
- Highly popular location

19 Norwood Road, Shipley, West Yorkshire, BD18 2AZ

Delightfully situated within a well regarded residential terrace is an ample three bedroom stone built home offering deceptive living accommodation planned over three floors with cellar storage.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk   



19 Norwood Road, Shipley, West Yorkshire, BD18 2AZ

Bradford 3 miles, Skipton 18 miles, Leeds 12 miles (all distances approximate)

General remarks

Delightfully situated within a well regarded residential location is a deceptively spacious stone built mid terraced residence offering attractive living accommodation planned over three floors. While

requiring modernisation the property is well presented throughout and includes gas heating and UPVC double glazing with good sized rooms and further potential to extend the loft space. An early viewing is highly recommended to appreciate the size and scope that this family home offers.

The accommodation in brief comprises hallway leading to a lounge and dining kitchen with a door to the rear and access to the basement. The basement is a good open space for storage and further potential to upgrade. The first floor landing then provides access to the master bedroom, second bedroom, both with fitted wardrobes and the house bathroom. There is a second floor double bedroom with dormer window to the front. Externally the property has a cottage style garden to the front

and a detached garage and paving to the rear.

The property is delightfully situated within a well regarded residential location close to Shipley town centre. 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.

Directions

From our office on Bingley Road proceed towards Bradford. On passing through the traffic lights at the park turn left on to Norwood Road. The property will be on the right hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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

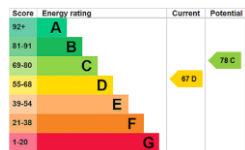
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract 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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Contact us



01274 581794



saltaire@dacres.co.uk