



Guide Price £190,000

- Terraced home
- Close to Saltaire village
- Offering three bedrooms
- Driveway to the front
- Garden to the rear
- No onward chain

13 Hirst Wood Crescent, Shipley, West Yorkshire, BD18 4BY

A mid terraced property which boasts good size family living accommodation, private gardens and a desirable location. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended. NO ONWARD CHAIN

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

General remarks

A terraced family home in a fantastic quiet location of Hirst Wood. This property boasts having three good size

bedrooms, lounge and extended open kitchen and dining room. Set within a highly desirable location close to Saltaire heritage village with garden and off street parking, an early viewing of this property is strongly recommended.

The spacious living accommodation briefly comprises of entrance hallway, lounge, cloakroom wc and an extended kitchen and dining room with French doors to the rear garden. Leading to the first floor there are three bedrooms of a good size and a house bathroom. Loft hatch gives access to a partially boarded and insulated

attic space. Externally the property enjoys a low maintenance front garden with a paved driveway. At the rear there is a garden with patio area and mature beds and shrubs around that would make an excellent relaxation and entertainment space.

The property is delightfully situated within a highly sought after residential location with convenient access to Saltaire with its many local shops, amenities and recreational facilities. The area is considered to be within daily commutable distance of the principle business West and North Yorkshire Business Centres.

Directions

From our Saltaire office proceed along the A650 towards Bingley immediately turning right at the traffic lights on to Hirst Lane. Follow Hirst Lane down the hill and turn left on to Hirst Wood Road. Take the first right on to Hirst Wood Crescent and 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.
- Off 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.

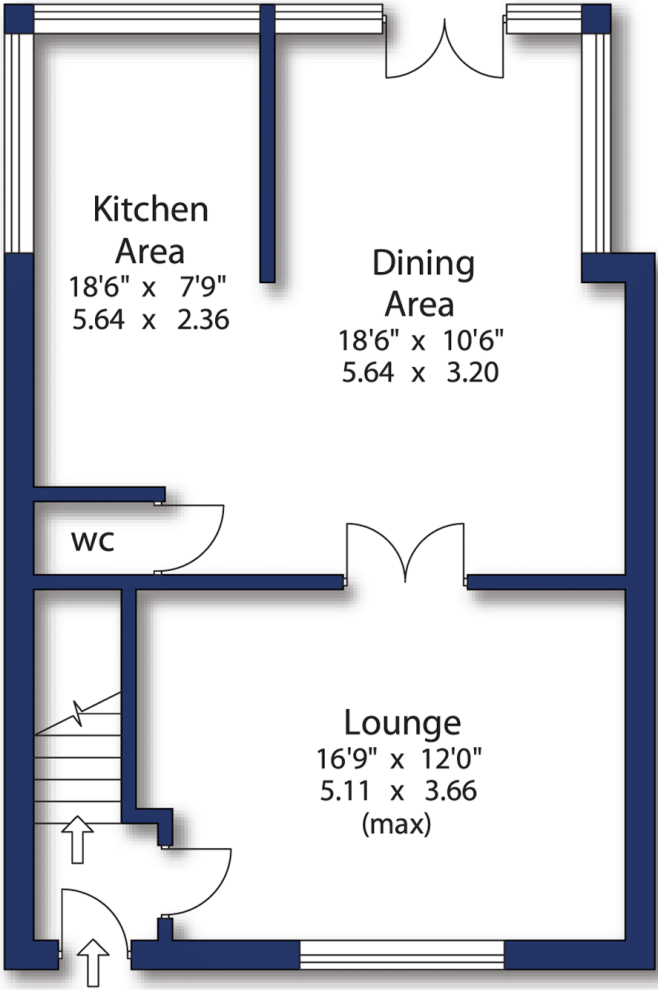
Referral fees

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.

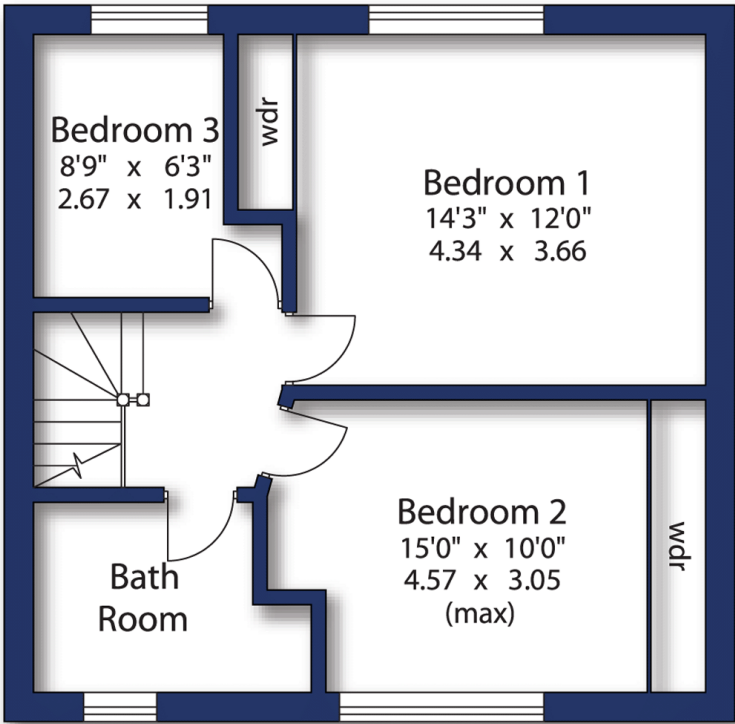
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Floorplans

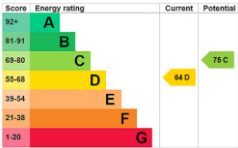


Ground Floor



First Floor

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