DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



22 Springhurst Road, Shipley, West Yorkshire, BD18 3DN

A superbly presented three bedroom mews style family home, well positioned within a popular and convenient residential location close to Shipley and Saltaire.

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22 Springhurst Road, Shipley, West Yorkshire, BD18 3DN

Bradford 3 miles, Skipton 18 miles, Leeds 13 miles (all distances approximate)

Asking Price: £240,000

- Modern family home
- Quality kitchen and bathroom
- Three good size bedrooms
- Enclosed lawned rear garden
- Driveway to the front







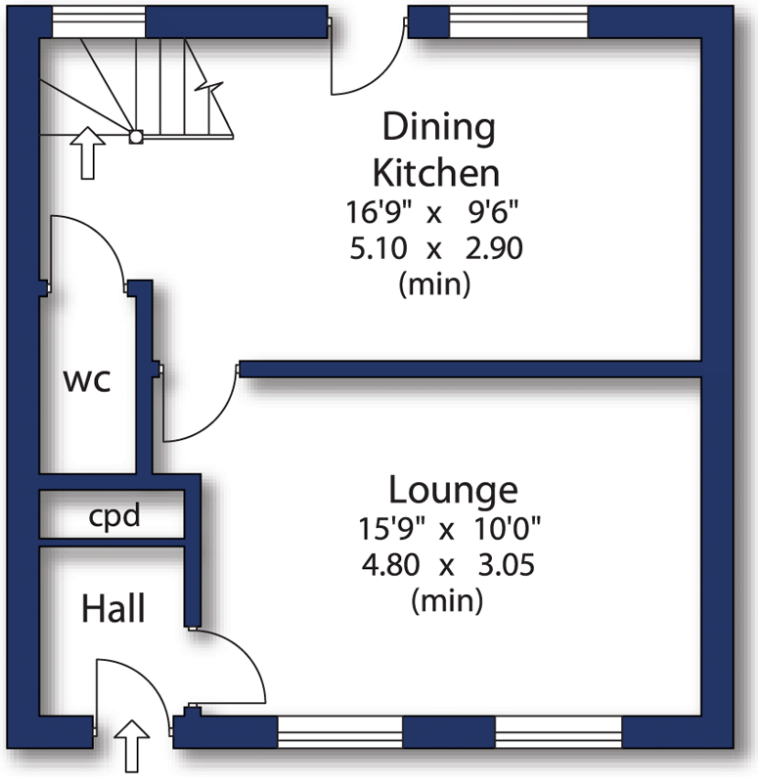
General remarks

Delightfully situated within a prestigious residential location is a well presented three bedroom terraced home offering attractive living accommodation planned over two floors. The property is modernised and well presented throughout and includes double glazing and gas central heating. The property has the benefit of a lawned garden and paved driveway to the front and access from the kitchen to a private lawned rear garden. Indeed an internal inspection is fully recommended to appreciate this fine home.

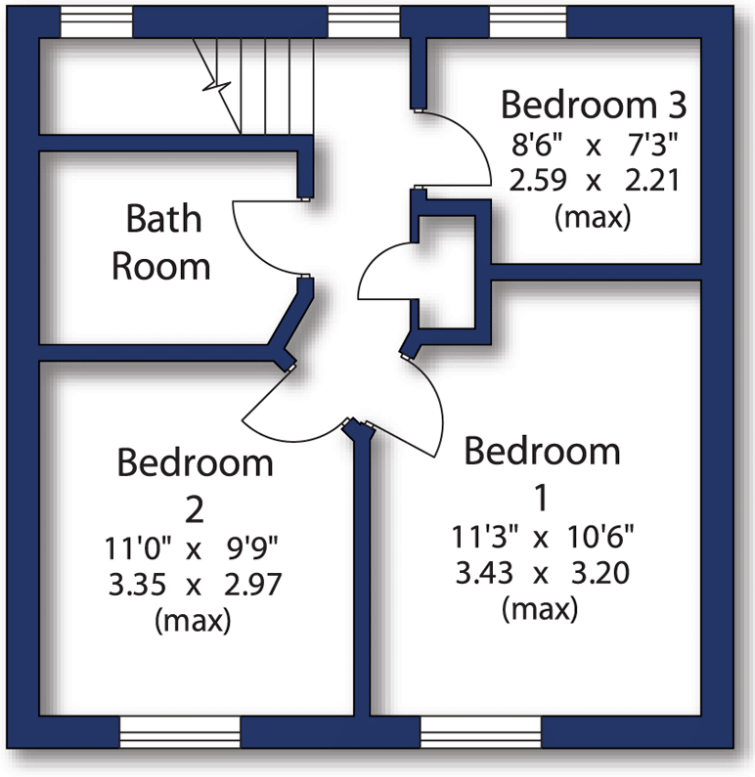
The accommodation comprises entrance hall with store cupboard, contemporary lounge, modern fitted kitchen with access to the rear garden and a dining area, and a cloakroom WC all to the ground floor. The first floor houses two double bedrooms, a single bedroom/office of a good size and the modern house bathroom. To the front is a low maintenance lawned garden with block paved driveway and to the rear there is an enclosed and private predominantly lawned rear garden.

A bustling market town, Shipley stands in the heart of Airedale on the banks of the Leeds Liverpool Canal and just a short drive from the local cities of Leeds and Bradford. The town retains a broad range of retail amenities including local shops and a supermarket, and the central railway station provides frequent services throughout the day for those who need to travel – with connections to Leeds and Bradford, Skipton and Ilkley. Close to Saltaire World Heritage site there is stunning countryside just a short drive away, with the nearby Aire Valley trunk road leading northwards towards the Yorkshire Dales National Park. Shipley Glen, close by, has long been a popular natural beauty spot.

Floorplans



Ground Floor



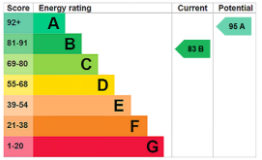
First Floor

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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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Contact us

01274 581794

saltaire@dacres.co.uk

Directions

From Dacre Son & Hartley's Saltaire office proceed towards Shipley along Bradford Road. Turn right on to Springhurst Road and the property will be towards the top on the right hand side.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

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

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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