DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



65 St. Pauls Road, Shipley, West Yorkshire, BD18 3EW

Delightfully situated within a central residential location is a three bedroom stone built period home offering attractive living accommodation planned over four floors with gardens to both sides.

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
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65 St. Pauls Road, Shipley, West Yorkshire, BD18 3EW

Bradford 4 miles, Leeds 12 miles, Skipton 15 miles (all distances approximate)

Guide Price: £220,000

- Stone built terrace
- Three double bedrooms
- Dining kitchen
- Gardens to front and rear
- Central to amenities







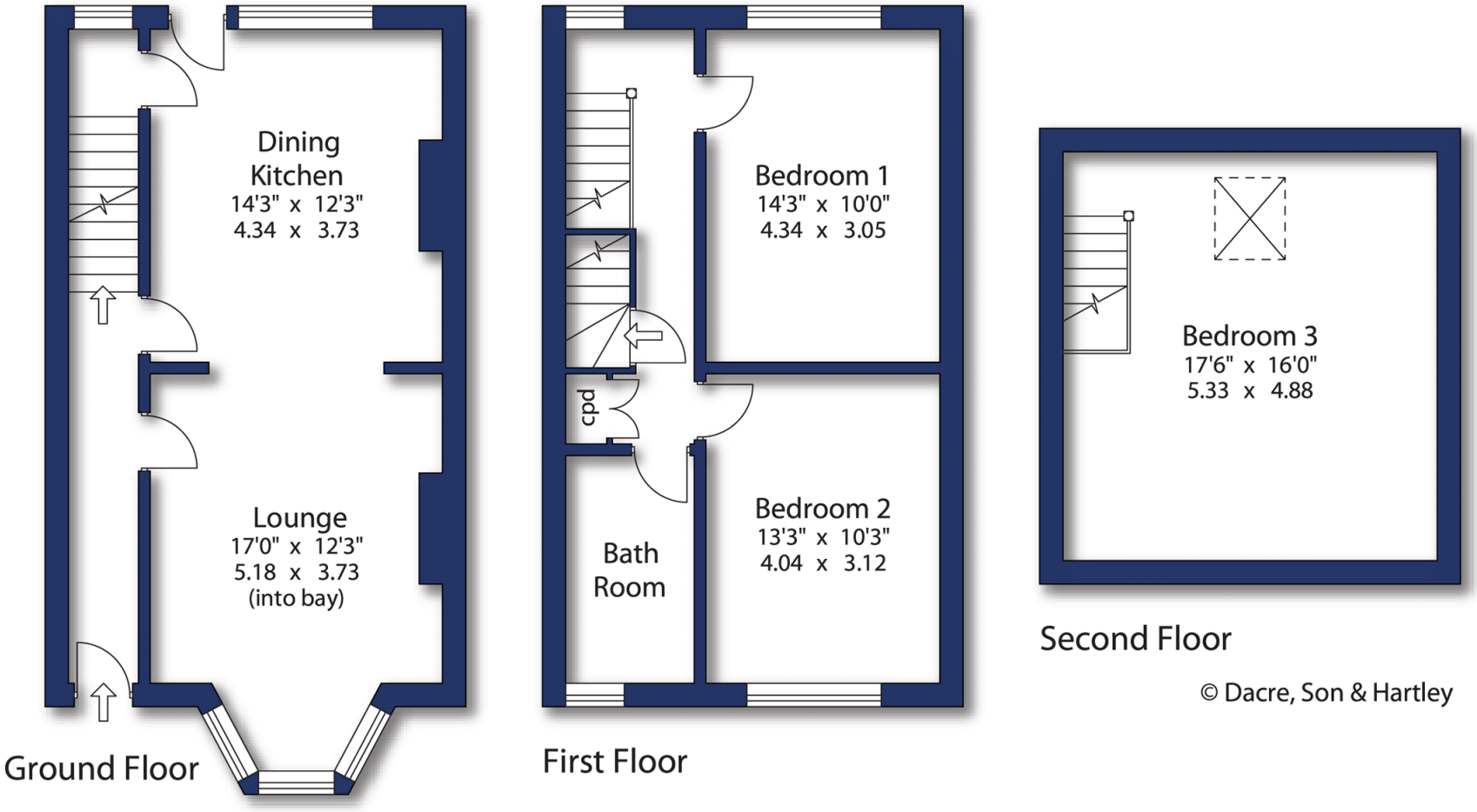
General remarks

Delightfully situated within a sought after residential location close to the centre of Shipley is a well presented stone built terraced property home offering attractive living accommodation over four floors. The property will most certainly appeal to a wide variety of home buyers seeking a three bedroom period home which boasts good sized rooms and high ceilings. The property also has good sized cottage gardens to both front and rear. Situated right in the heart of Shipley we highly recommend to view as soon as you are able.

The accommodation briefly comprises hallway, good sized lounge and open diner kitchen with door to the rear and access to the ample storage cellar. The first floor has two double bedrooms and the modern house bathroom. The second floor has a large open bedroom with further potential. At the front of the property is a mature cottage garden with high shrubs around giving privacy even in the centre of busy Shipley. At the rear is another cottage garden that allows access to a rear alley.

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.

Floorplans



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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

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Directions

From our Saltaire office proceed along the A650 towards Bradford. Turn left on to Kirkgate at the lights and then turn right on to St Pauls Road. The property is path the baths on the right hand side.

Local Authority & Council Tax Band

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

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 £26.10 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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