

FOR SALE

£325,000 Freehold



## 8 Cross Banks, Shipley, West Yorkshire. BD18 3RW

- Spacious Victorian Semi Detached
- Originally 4 Double Bedrooms - Now 3 Double Bedrooms but Seller Prepared to Convert back to 4 if Required
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Kitchen
- Downstairs W.C & Utility Area
- Large Basement Rooms that could be a Self Contained Flat or Further Accommodation
- Large Attic Room that could provide further Bedroom Space
- Driveway & Large Garden to the Rear





## PROPERTY DESCRIPTION

---

Delightful Victorian semi-detached house, built in 1875. Situated on the edge of Shipley Town Centre in a convenient position, close to amenities including the bus and rail network. The commute into Leeds is only a 15 minute train journey away. This well-maintained property offers a perfect blend of period features and modern comforts, making it an ideal family home with plenty of scope to develop further.

The property has been extensively updated by the present Seller and boasts gas central heating and UPVC double glazing. The ground floor comprises a spacious lounge and a separate dining room, ideal for entertaining guests. The kitchen has a utility area, alongside a convenient downstairs W.C., providing practical living solutions for busy households. The layout that originally featured four bedrooms, has been thoughtfully adapted to three generous double bedrooms, with the added flexibility that the seller is willing to reinstate the fourth double bedroom if required, ensuring the space perfectly meets your needs. There is a modern family bathroom that completes the first floor.

When first built, there was a staircase to the attic room which could be reinstated to create a further bedroom and bathroom, tailored to your lifestyle. Additionally, the expansive basement rooms present an exciting opportunity to create a self-contained flat for guests or rental income, or simply additional accommodation to suit your requirements. Subject to the necessary planning consents.

Outside, the property benefits from a driveway and a large garden to the rear, perfect for outdoor entertaining. This generous outdoor space adds significant appeal and enhances the family-friendly property.

With its spacious accommodation, flexible living options, and attractive period details, this Victorian semi-detached must be viewed to appreciate. Council tax band D.





## ROOM DESCRIPTIONS

---

### Entrance Hall

Double glazed entrance door and window to the front. Double glazed sash windows to the side. Laminate floor, feature radiator and coved ceiling. Stairs to the first floor and access to the cellar.

### Living Room

Double glazed window to the front with working original shutters. Laminate floor and feature radiator. Wood burning stove.

### Dining Room

Double glazed bay window to the rear with original working shutters. Coved ceiling, laminate floor and feature radiator. Fitted cupboards and shelving.

### Kitchen

Range of hand painted base and wall units having a complementary work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Part tiled walls and laminate floor. Gas cooker. Exposed feature stone wall. Feature radiator. Double glazed window to the rear with original working shutters. Access into ...

### Utility Area

Plumbing for washing machine and double glazed door out into the rear garden.

### Downstairs W.C

2 piece suite in white comprising of low level w.c and vanity sink unit. Double glazed window to the rear, tiled splash backs and chrome heated towel rail.

### Basement Level

#### Cellar Rooms

Could be developed into further accommodation, or a separate annex, subject to the necessary planning consents.

Cellar Room 1: Door out to the rear. Stone sink. Light.

Cellar Room 2: Window to the front, consumer unit and electric meter. Shelving. Light.

Coal Store.

Understairs cupboard.

### First Floor

#### Landing

Access to the loft space via retractable loft ladder. The attic when built was used as further bedroom accommodation. At some point over the years the staircase has been removed. This could be reinstated and the attic space developed, subject to the necessary planning consents.

### Double Bedroom 1

Originally 2 bedrooms. The seller is willing to separate back into 2 bedrooms if necessary.

2 Double glazed windows to the front and feature radiator.

### Double Bedroom 2

Double glazed window to the rear with views across the valley. Feature radiator.

### Double Bedroom 3

Double glazed window to the rear with views across the valley. Feature radiator and built in cupboard.

### Family Bathroom

3 piece modern suite in white comprising of panelled bath having a mixer shower over, vanity sink unit and low level w.c. Tiled floor and part tiled walls. Double glazed window to the rear. Extractor fan and down lighters.

### Outside

#### Gardens

Paved driveway to the side with garden frontage. Large mainly laid to lawn garden to the rear with patio and pond. Mature planting of trees and shrubs.

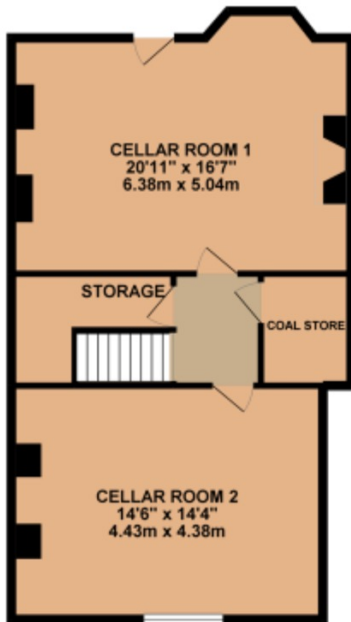
### Agent's Notes:

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 22 mbps & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Virgin & Sky. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>

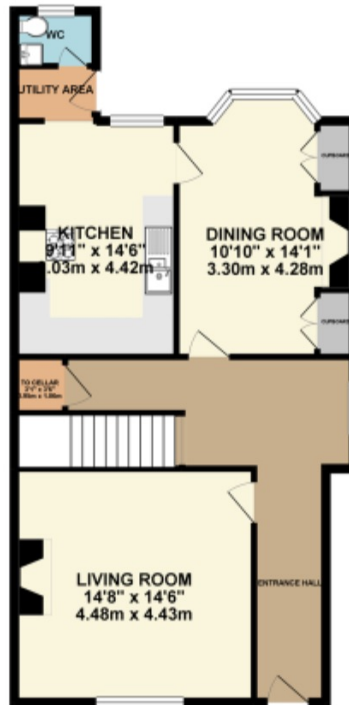


# FLOORPLAN & EPC

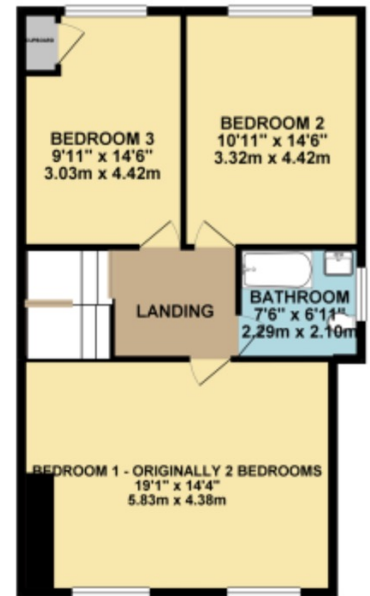
BASEMENT



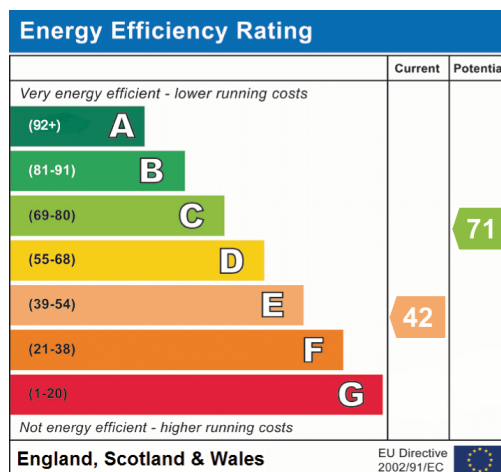
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



Sales Branch  
55, Bingley Road, Shipley, BD18 4SB  
01274 592280  
saltaire@kmmmaxfield.com