



Maxfield

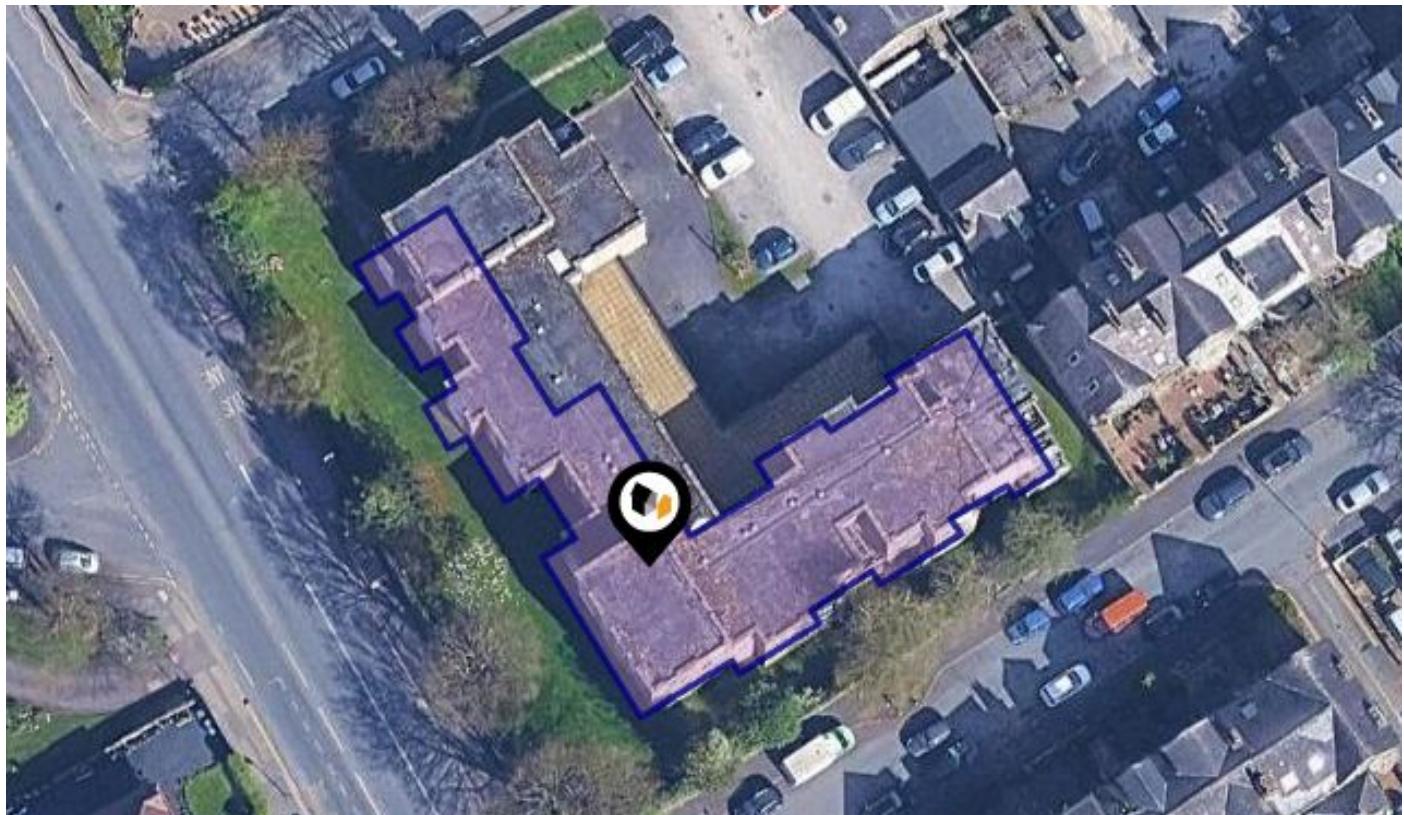


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th February 2026



13 BEAMSLEY HOUSE, BRADFORD ROAD, SHIPLEY, BD18 3BL

KM Maxfield

KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

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saltaire@kmmaxfield.com

www.kmmaxfield.com

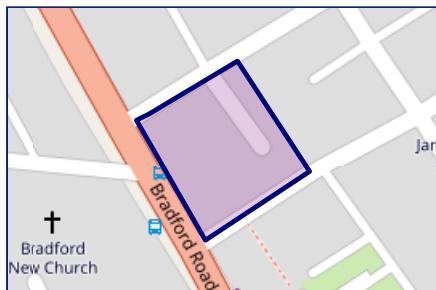


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Property Multiple Title Plans

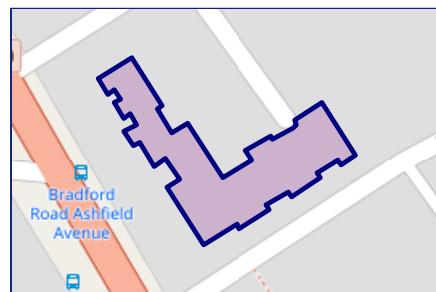


Freehold Title Plan



WYK497821

Leasehold Title Plan



WYK497915

Start Date: 22/04/1991
End Date: 23/04/2990
Lease Term: 999 years from 23 April 1991
Term Remaining: 964 years

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.19 acres
Year Built :	1967-1975
Council Tax :	Band A
Annual Estimate:	£1,497
Title Number:	WYK497915
UPRN:	100051279684

Last Sold Date:	12/07/2021
Last Sold Price:	£50,000
Last Sold £/ft ² :	£63
Tenure:	Leasehold

Local Area

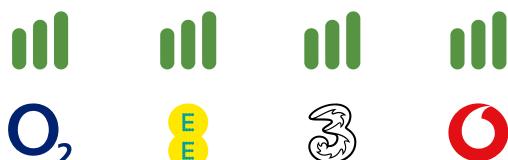
Local Authority:	Bradford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

26
mb/s **69**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



Property EPC - Certificate



13 BEAMSLEY HOUSE, BRADFORD ROAD, SHIPLEY,
BD18 3BL

Energy rating

E

Valid until 01.12.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E		41 e
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	02
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	73 m ²

KM Maxfield

Testimonials



Testimonial 1



Thank you Karen and everybody at Maxfields for making the sale of our flat so easy. Your service help and kindness was very much appreciated. Would recommend Maxfields with no hesitation whatsoever.!

Testimonial 2



"I am writing to thank you for all your help in selling my mums house. We chose Maxfields because we thought your valuation was honest and accurate and you proved us right. You kept us informed every step of the way and have provided a thoroughly professional and caring service."

Testimonial 3



"I would recommend 'Maxfield' estate agents to anyone. I have never met a company so friendly and helpful. We put our house on the market and under a week it had sold. The kindness, help and advice was fantastic from such a warm family business. Many thanks. "



Disclaimer



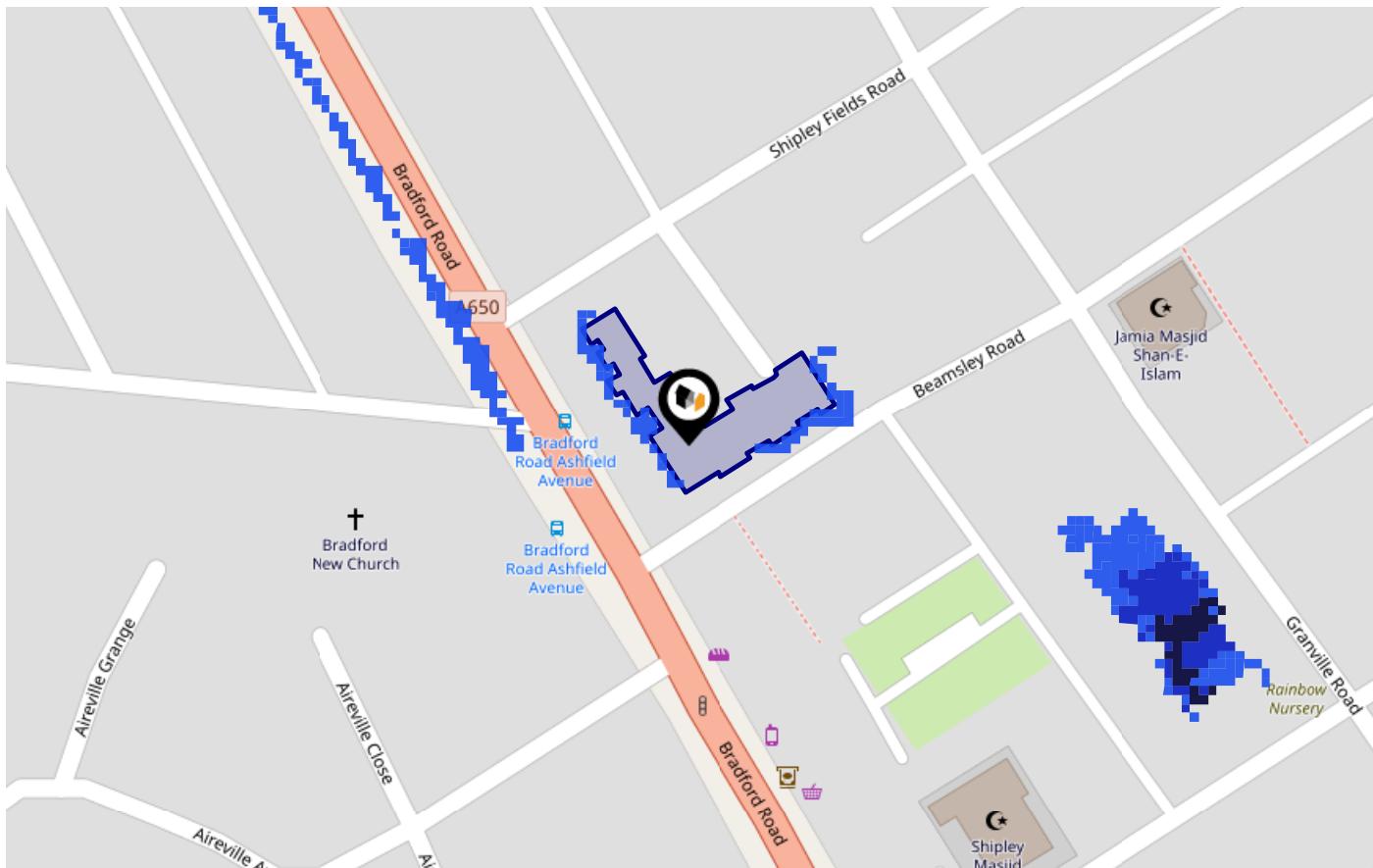
Important - Please read

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

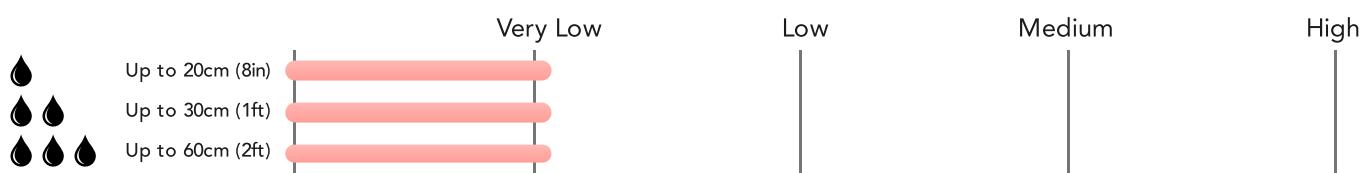


Risk Rating: Very low

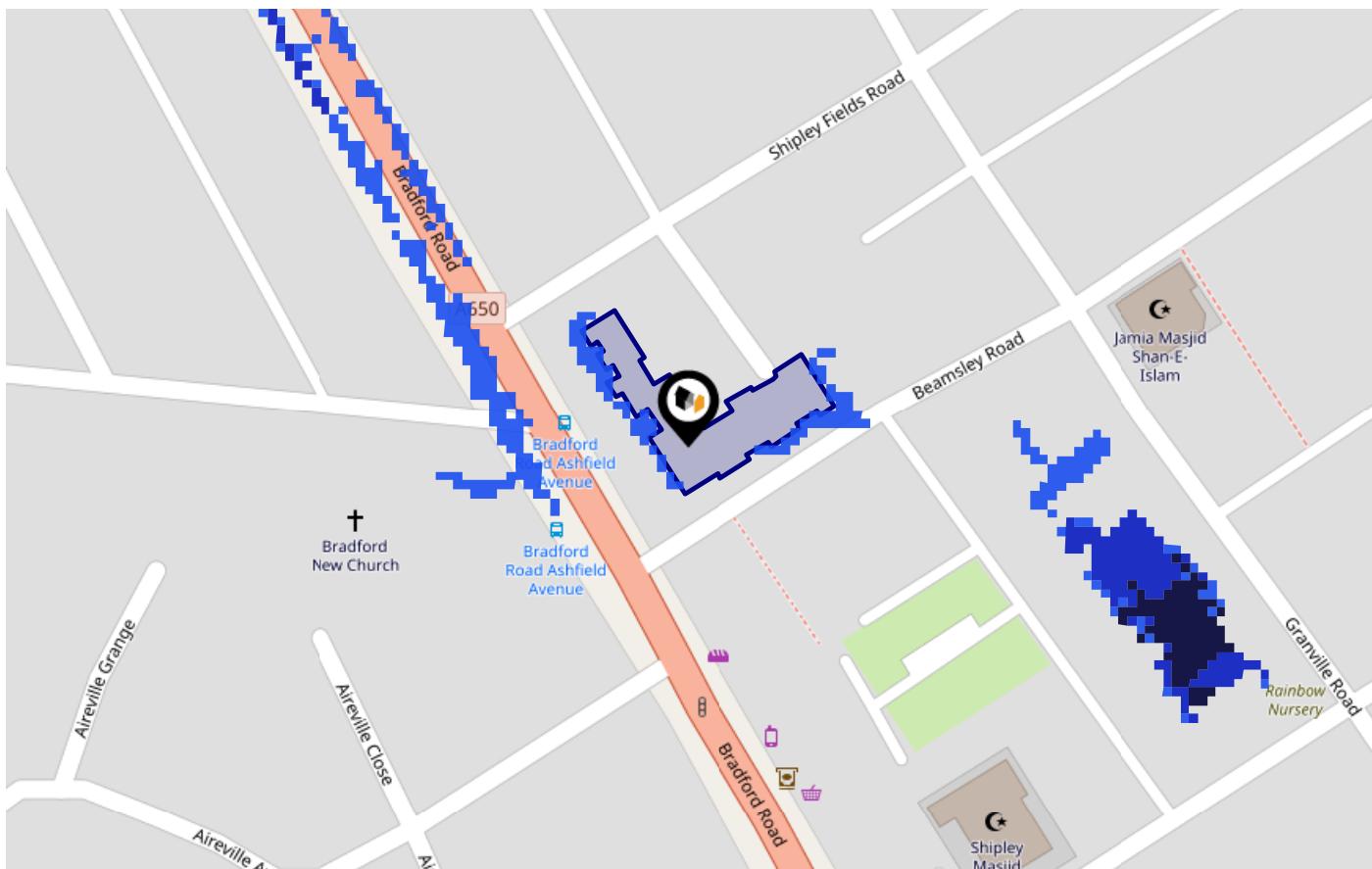
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

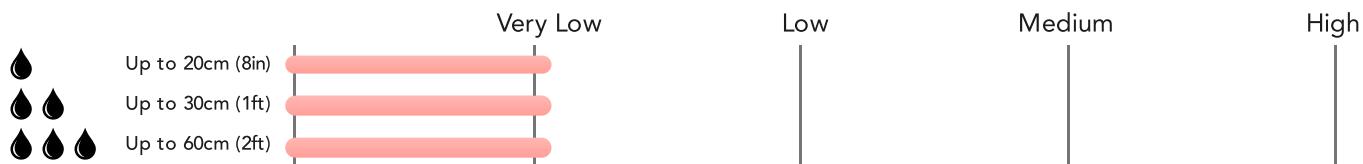


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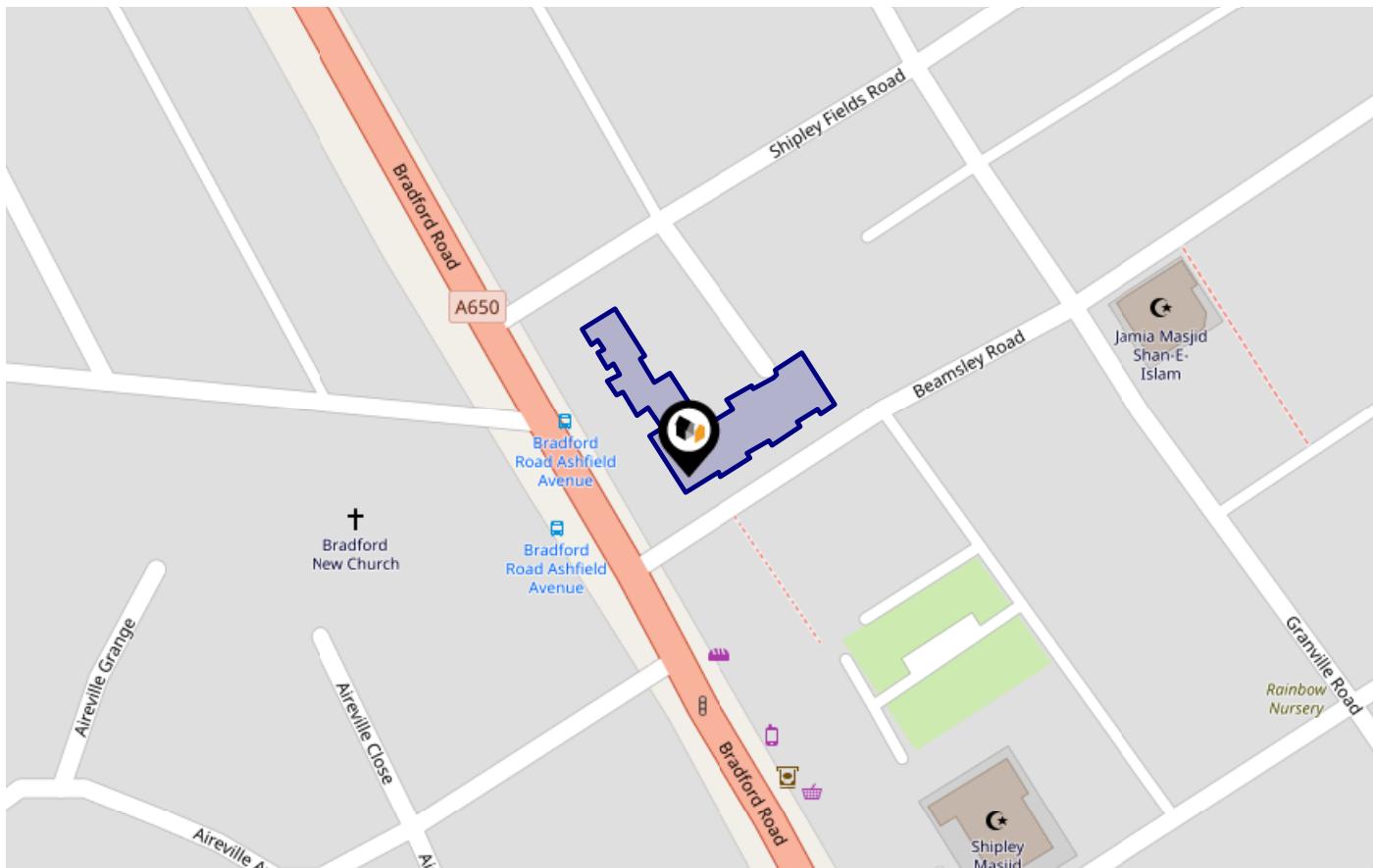


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

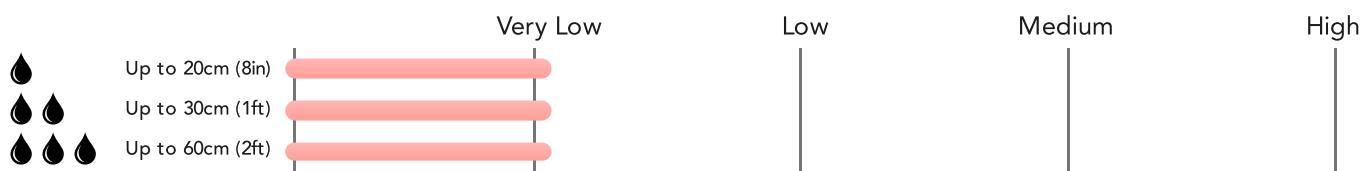


Risk Rating: Very low

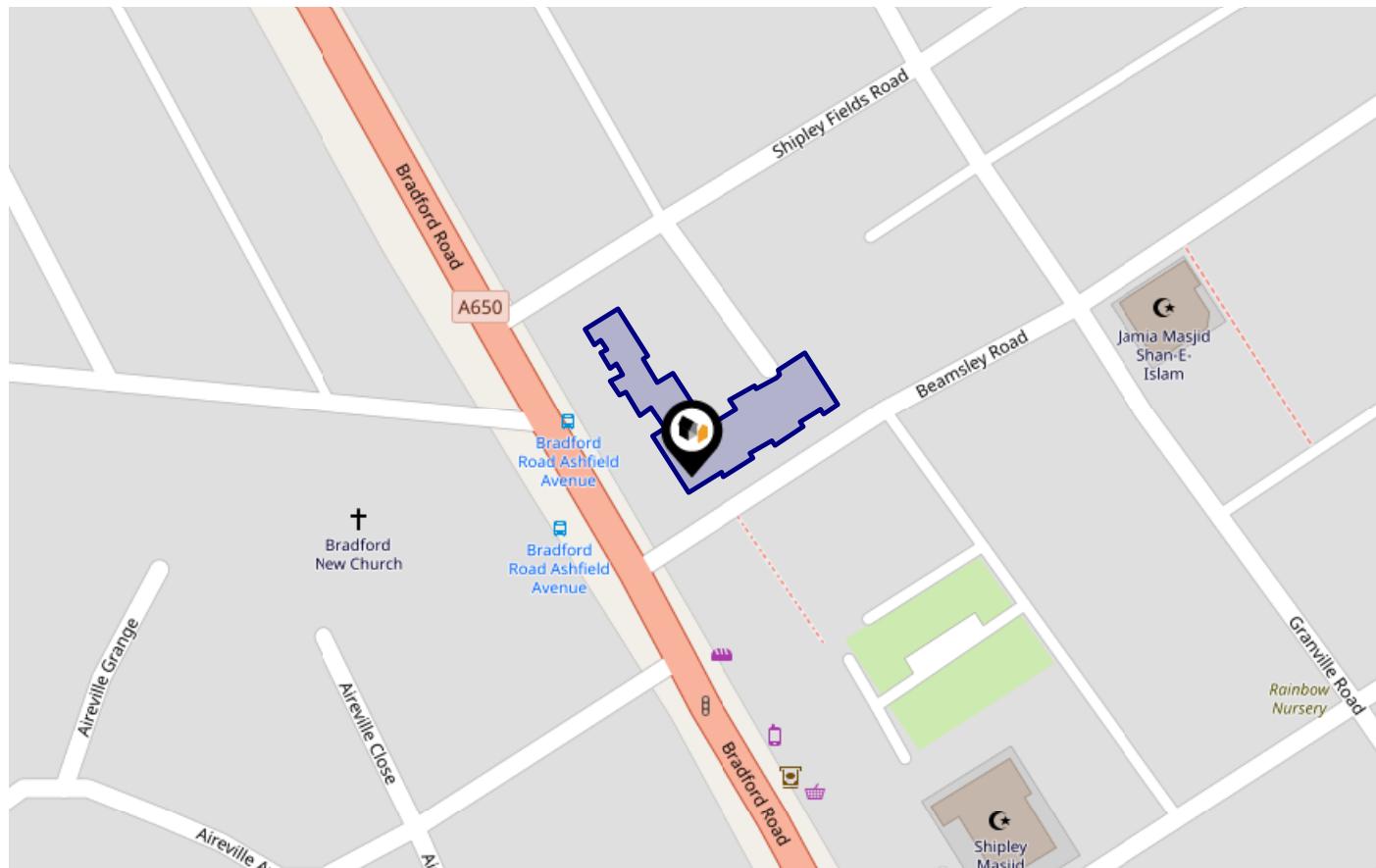
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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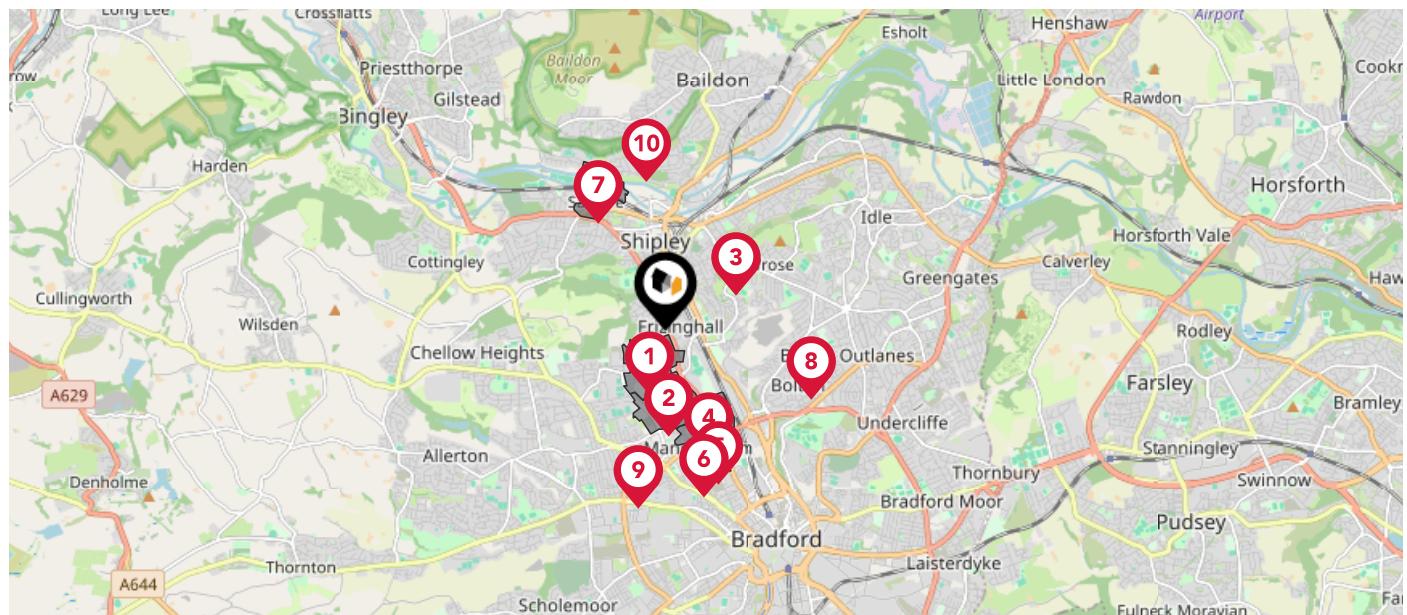


Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

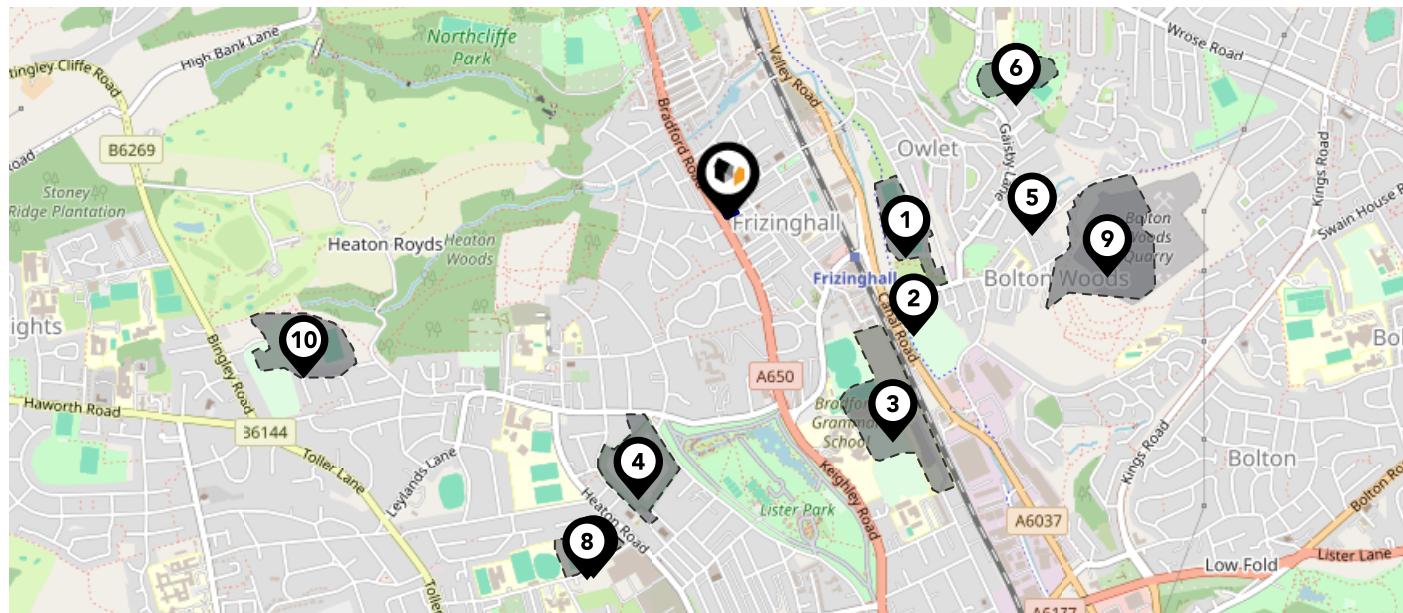
- 1 Heaton Estates
- 2 North Park Road
- 3 Wrose
- 4 St Paul
- 5 Apsley Crescent
- 6 Southfield Square
- 7 Saltaire
- 8 Hodgson Fold
- 9 Whetley Grove
- 10 Baildon Green

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

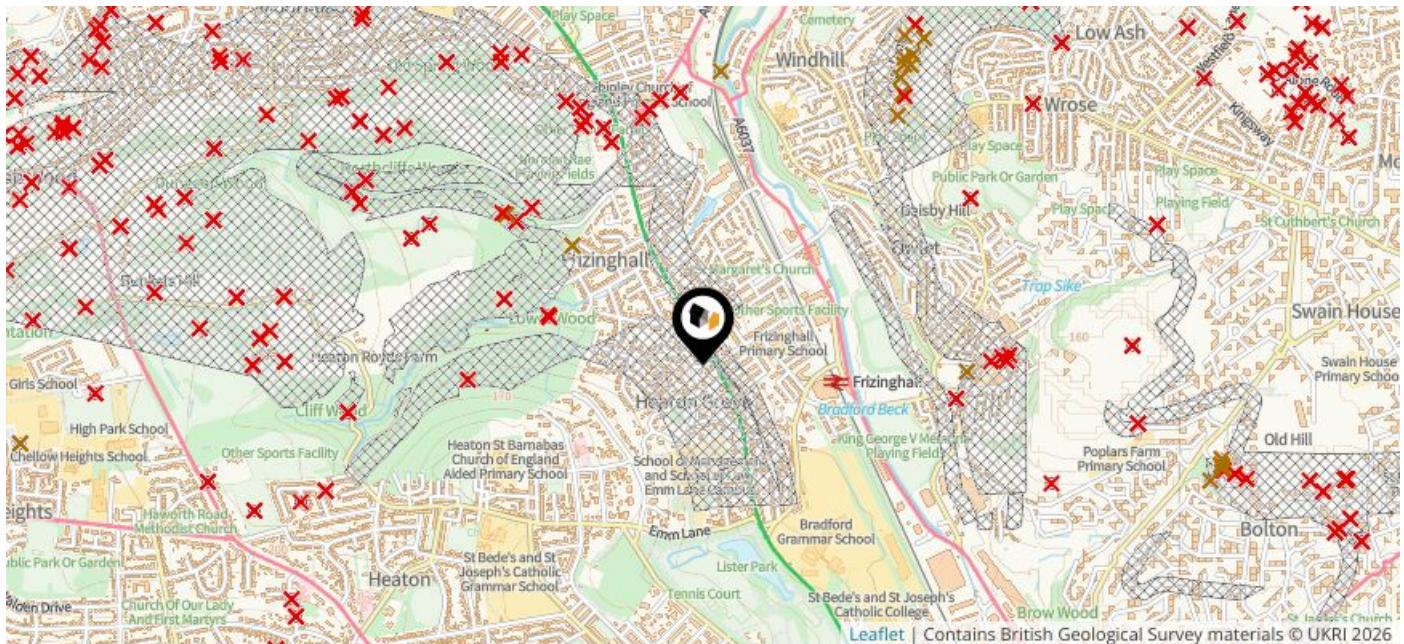
1	Powell Road-Owlet	Historic Landfill	<input type="checkbox"/>
2	Clockhouse Playing Fields-Gaisby Lane, Bradford Grammar School, Keighley Road, Heaton Grove	Historic Landfill	<input type="checkbox"/>
3	Playing Fields-Bradford Grammar School, Keighley Road, Heaton Grove	Historic Landfill	<input type="checkbox"/>
4	Heaton Reservoir-Off Birr Road, Heaton, Bradford	Historic Landfill	<input type="checkbox"/>
5	Mill Dam Rear of Victoria Works-Bolton Hall Road, Bolton Woods	Historic Landfill	<input type="checkbox"/>
6	Gaisby Hill-Wrose	Historic Landfill	<input type="checkbox"/>
7	Land to north of Scotchman Road-Bradford, West Yorkshire	Historic Landfill	<input type="checkbox"/>
8	Land to north of Scotchman Road-Bradford, West Yorkshire	Historic Landfill	<input type="checkbox"/>
9	Bolton Woods Quarry-Bolton Hall Road, Bradford, Bolton Woods, West Yorkshire	Historic Landfill	<input type="checkbox"/>
10	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill	<input type="checkbox"/>

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow 'X': Adit
- Green 'X': Gutter Pit
- Red 'X': Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

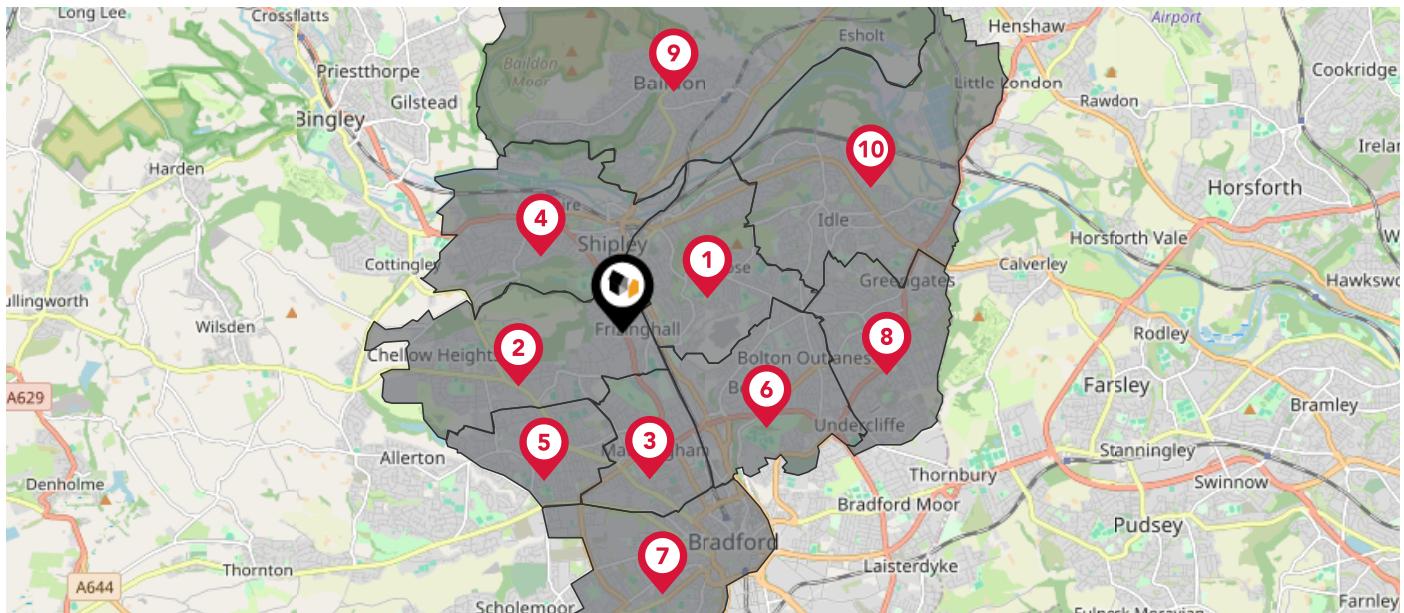
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Windhill and Wrose Ward



Heaton Ward



Manningham Ward



Shipley Ward



Toller Ward



Bolton and Undercliffe Ward



City Ward



Eccleshill Ward



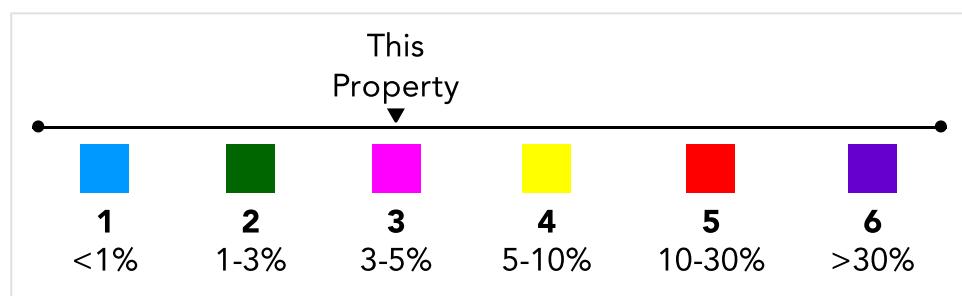
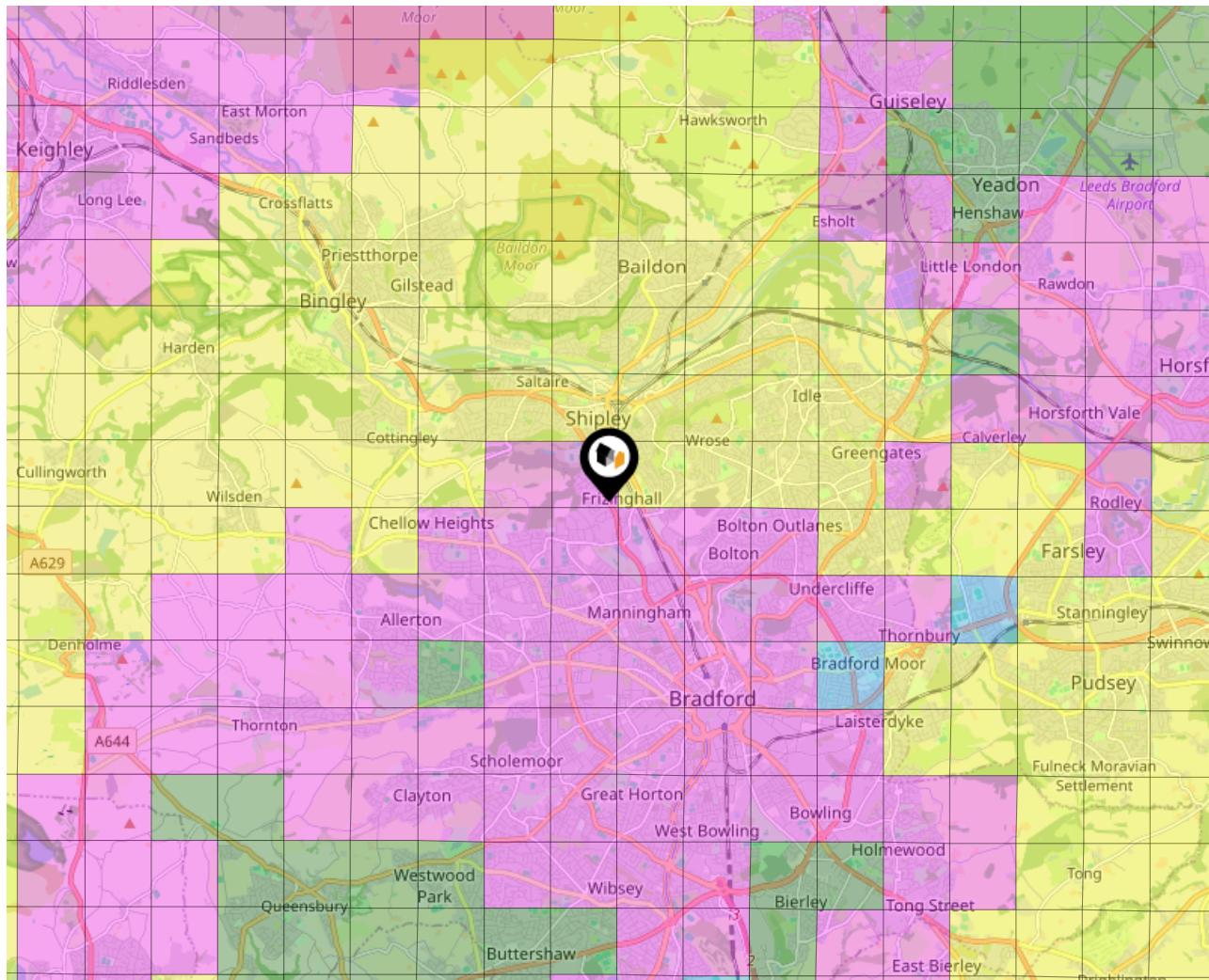
Baildon Ward



Idle and Thackley Ward

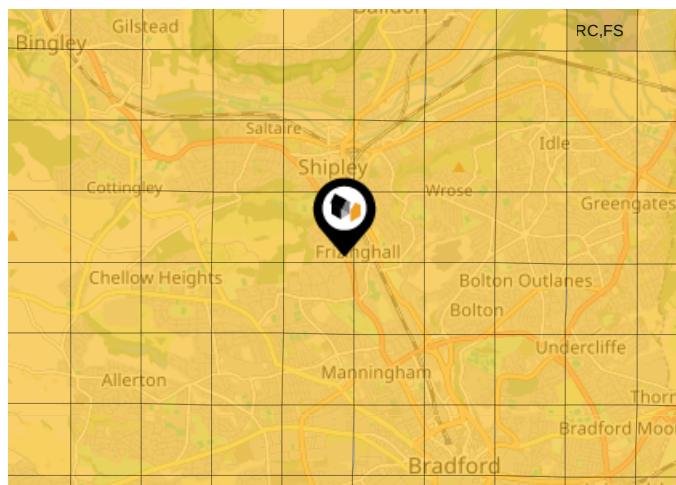
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

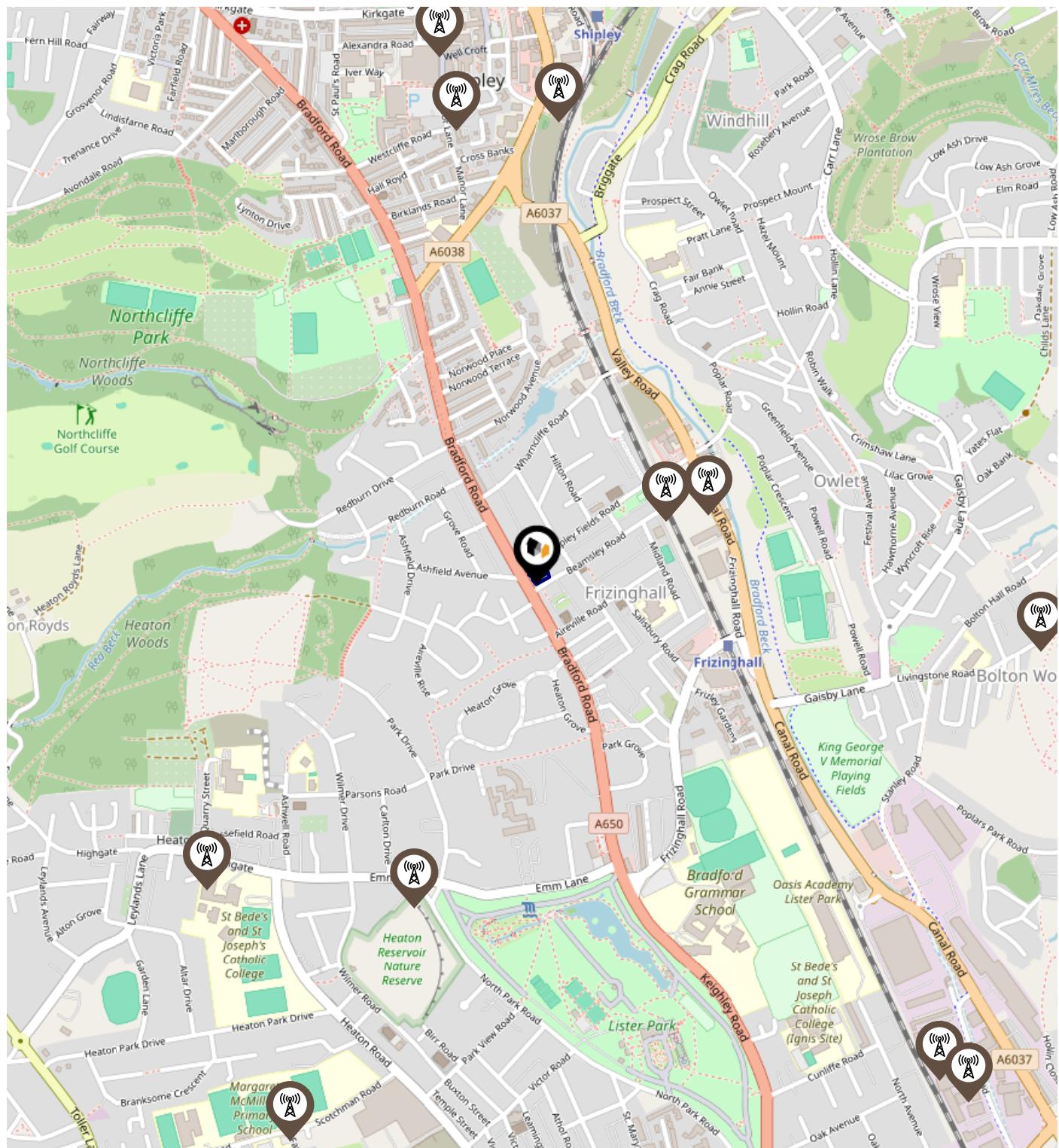
Carbon Content:	NONE	Soil Texture:	SILTY LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



Key:

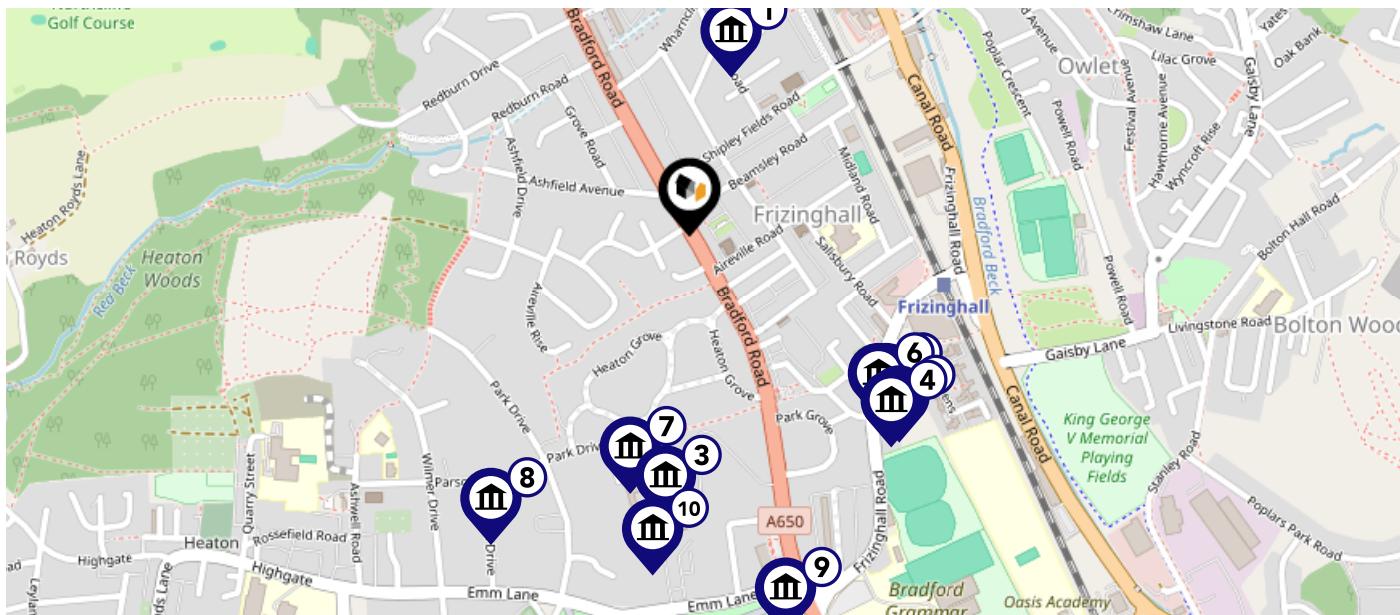
- Power Pylons
- Communication Masts

Maps

Listed Buildings

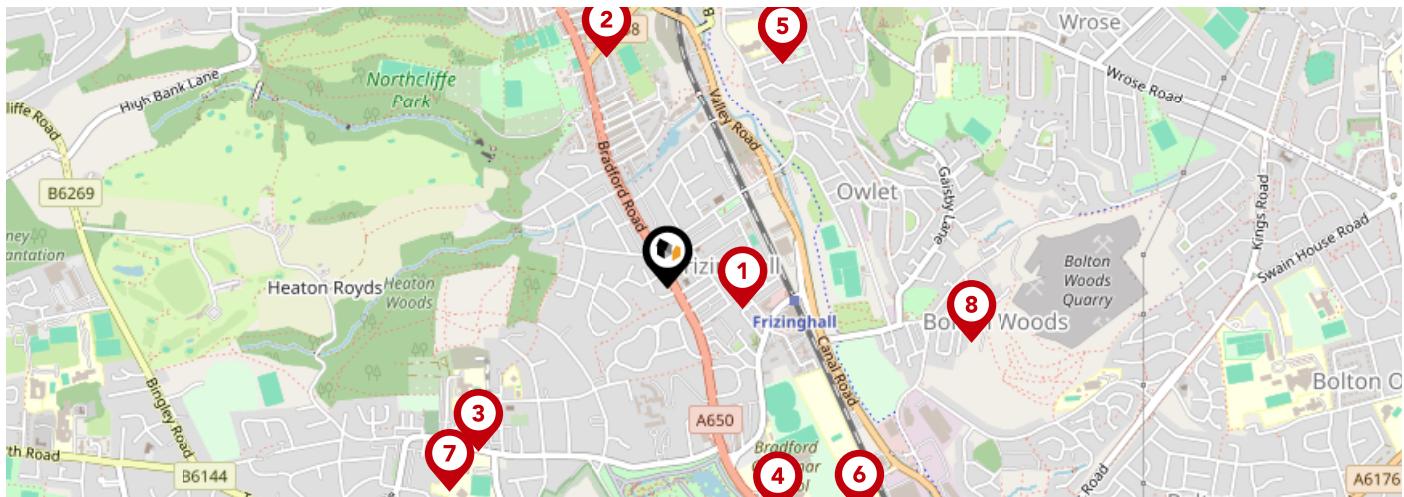


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1200092 - Shipley Fields Hall	Grade II	0.2 miles
	1314389 - Swan Hill And Barn Adjoining At North End	Grade II	0.3 miles
	1133189 - Heaton Mount Management Training Centre, University Of Bradford	Grade II	0.3 miles
	1133166 - Frizley Hall	Grade II	0.3 miles
	1119622 - Frizley Old Hall	Grade II	0.3 miles
	1323751 - The Black Swan Public House	Grade II	0.3 miles
	1106251 - Stable-coach House To North-west Of Heaton Mount	Grade II	0.3 miles
	1116313 - Greyholme	Grade II	0.4 miles
	1133050 - Keighley Road Memorial Gatehouse To Lister Park Norman Arch	Grade II	0.4 miles
	1105647 - Former Yorkshire United Independent College	Grade II	0.4 miles

Area Schools



Nursery Primary Secondary College Private



Frizinghall Primary School

Ofsted Rating: Good | Pupils: 416 | Distance:0.17



Shipley CofE Primary School

Ofsted Rating: Good | Pupils: 205 | Distance:0.52



Heaton St Barnabas' CofE Aided Primary School

Ofsted Rating: Good | Pupils: 401 | Distance:0.55



Bradford Grammar School

Ofsted Rating: Not Rated | Pupils: 1061 | Distance:0.55



High Crags Primary Leadership Academy

Ofsted Rating: Good | Pupils: 351 | Distance:0.55



Oasis Academy Lister Park

Ofsted Rating: Good | Pupils: 842 | Distance:0.65



St Bede's and St Joseph's Catholic College, A Voluntary Academy

Ofsted Rating: Good | Pupils: 1784 | Distance:0.65

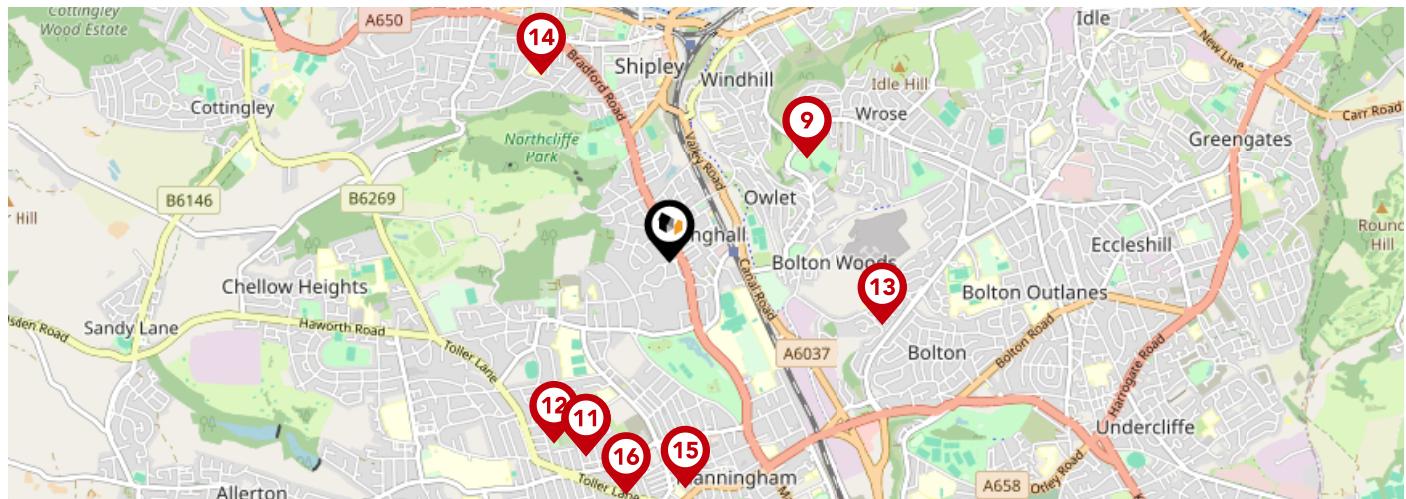


Bradford Christian School

Ofsted Rating: Not Rated | Pupils: 151 | Distance:0.68



Area Schools



Nursery Primary Secondary College Private



Low Ash Primary School

Ofsted Rating: Good | Pupils: 477 | Distance:0.75



St Cuthbert and the First Martyrs' Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 238 | Distance:0.93



Carlton Mills

Ofsted Rating: Good | Pupils: 320 | Distance:0.93



Margaret McMillan Primary School

Ofsted Rating: Good | Pupils: 618 | Distance:0.94



Poplars Farm Primary School

Ofsted Rating: Good | Pupils: 431 | Distance:0.97



St Walburga's Catholic Primary School, A Voluntary Academy

Ofsted Rating: Good | Pupils: 235 | Distance:0.99



Westbourne Primary School

Ofsted Rating: Good | Pupils: 425 | Distance:1

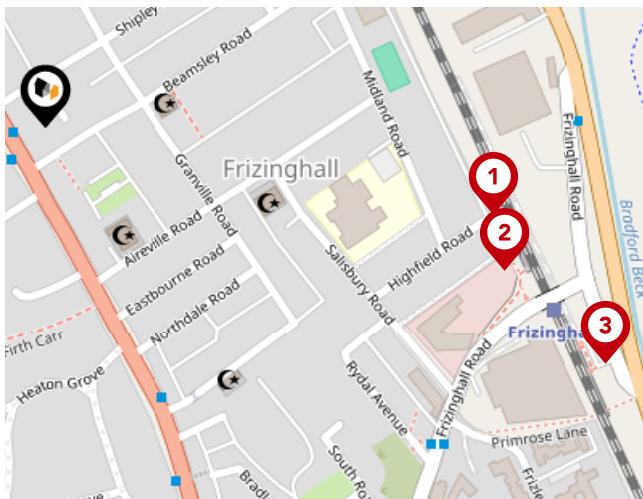


Lilycroft Nursery School

Ofsted Rating: Outstanding | Pupils: 124 | Distance:1.04

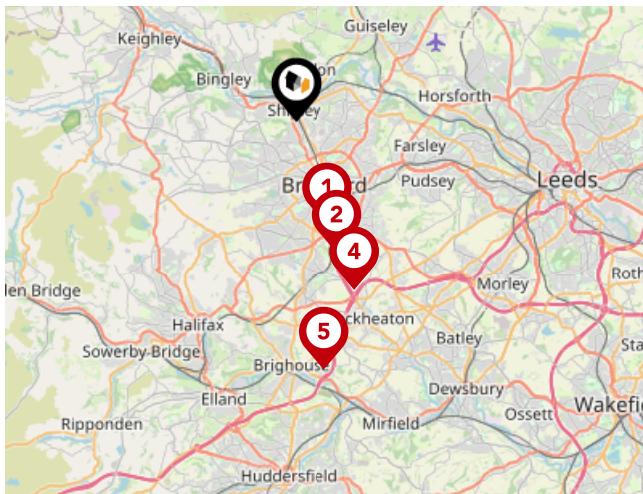


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Frizinghall Rail Station	0.25 miles
2	Frizinghall Rail Station	0.26 miles
3	Frizinghall Rail Station	0.33 miles



Trunk Roads/Motorways

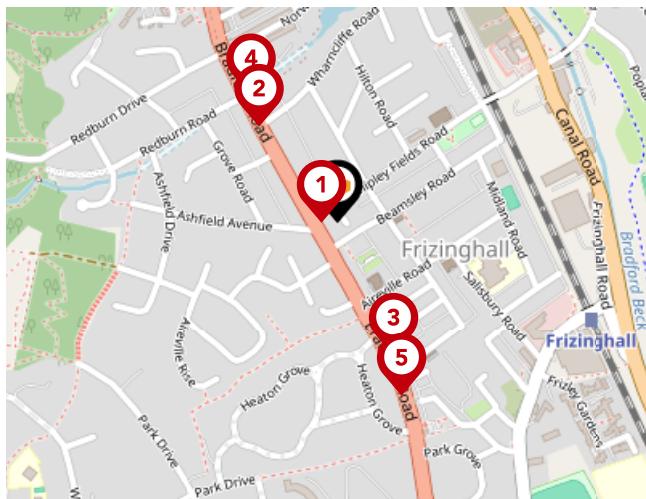
Pin	Name	Distance
1	M606 J3	3.78 miles
2	M606 J2	4.78 miles
3	M606 J1	6.22 miles
4	M62 J26	6.24 miles
5	M62 J25	8.75 miles



Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	5.74 miles
2	Manchester Airport	37.6 miles
3	Teesside Airport	49.66 miles
4	Finningley	39.24 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Avenue	0.02 miles
2	Wharncliffe Road	0.14 miles
3	Lynthorne Road	0.16 miles
4	Wharncliffe Road	0.17 miles
5	Lynthorne Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	6.1 miles
2	Damems (Keighley & Worth Valley Railway)	6.29 miles

KM Maxfield

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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