

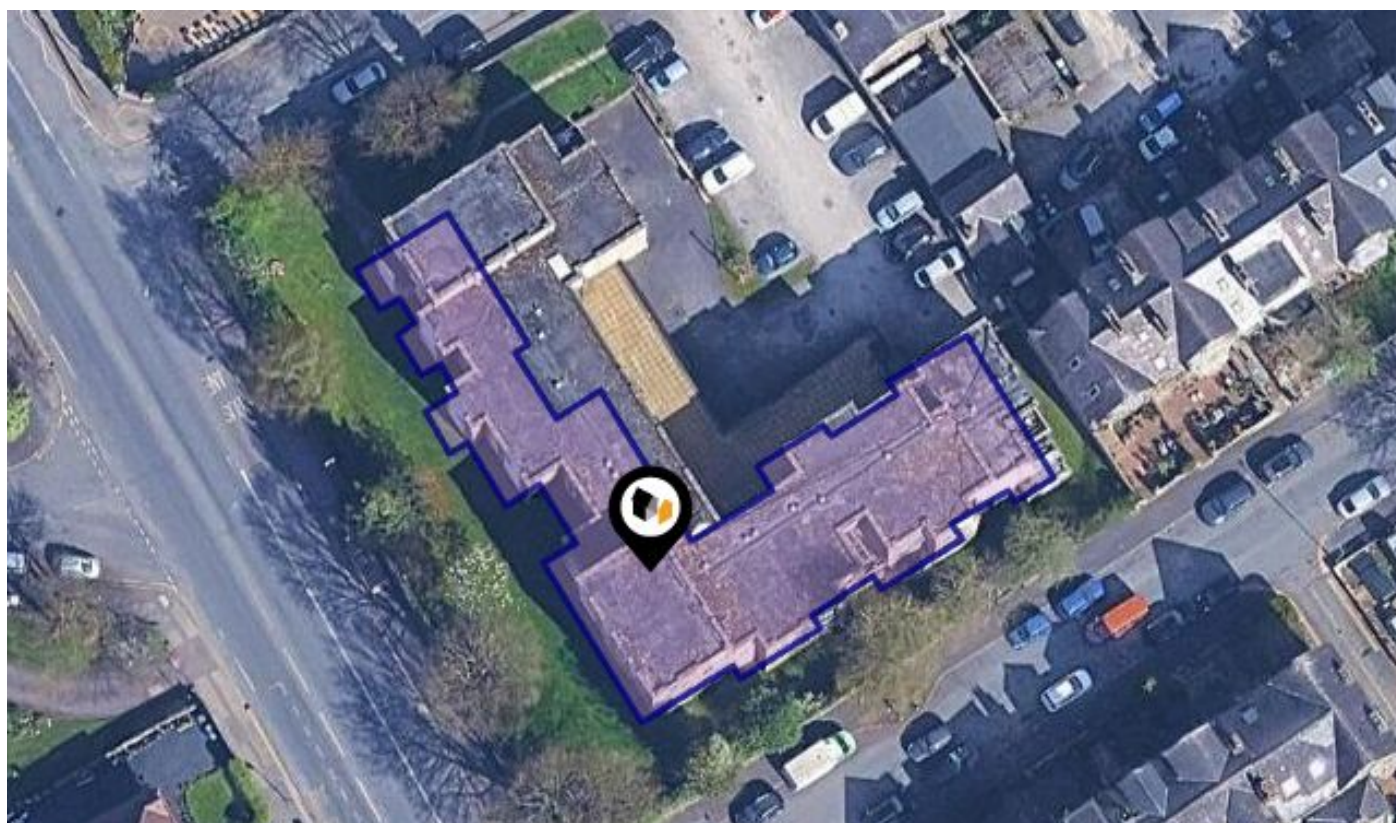


See More Online

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

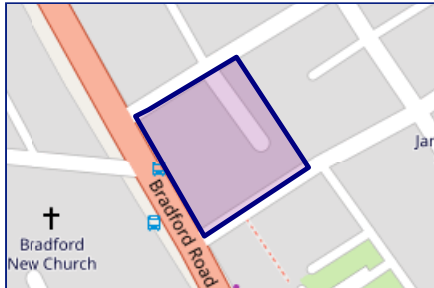
01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com

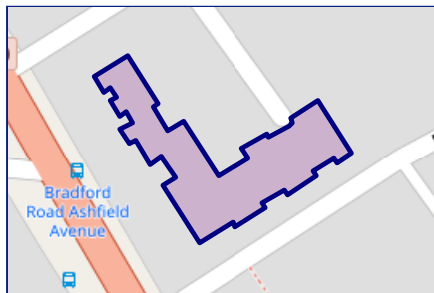


Freehold Title Plan



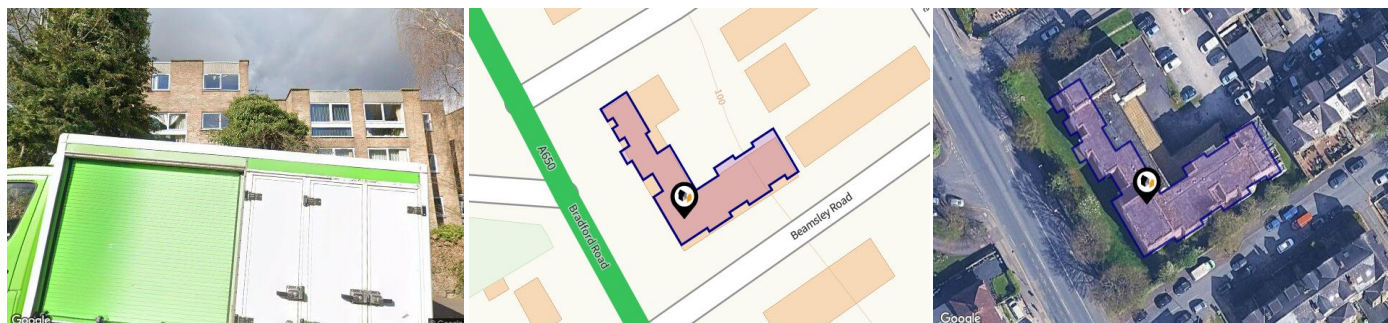
WYK497821

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

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:





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		

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

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."



/km.maxfield



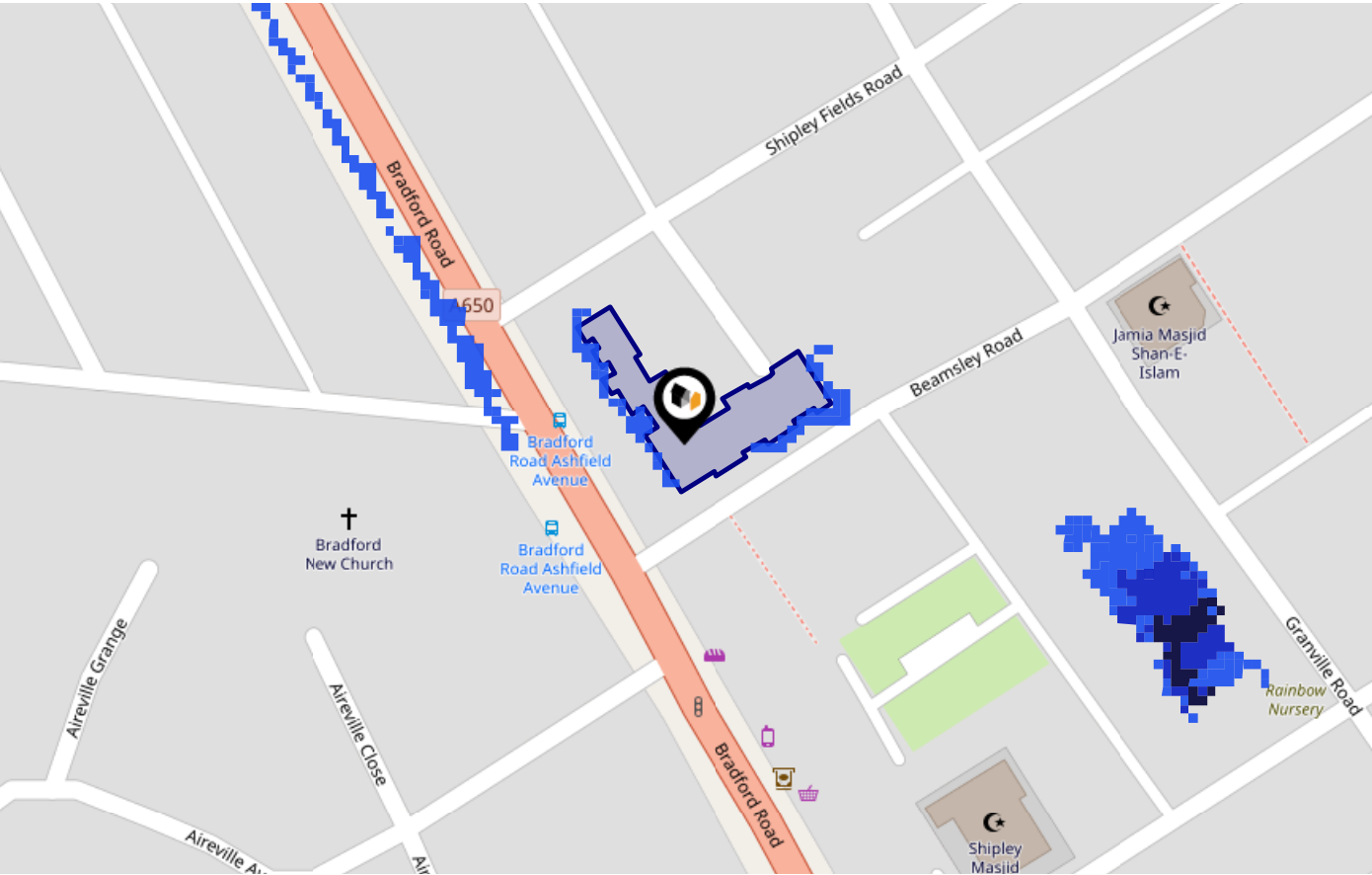
/kmmaxfield

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.

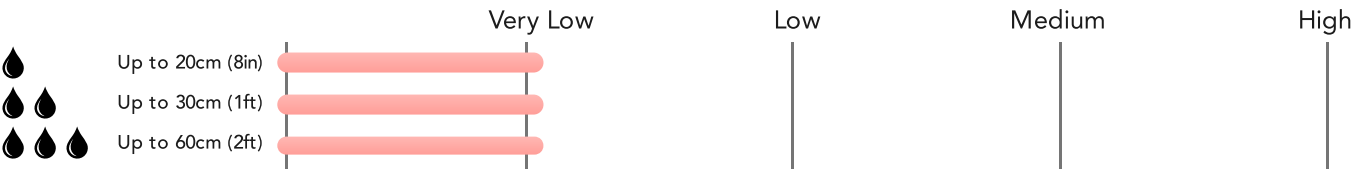


Risk Rating: Very low

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.

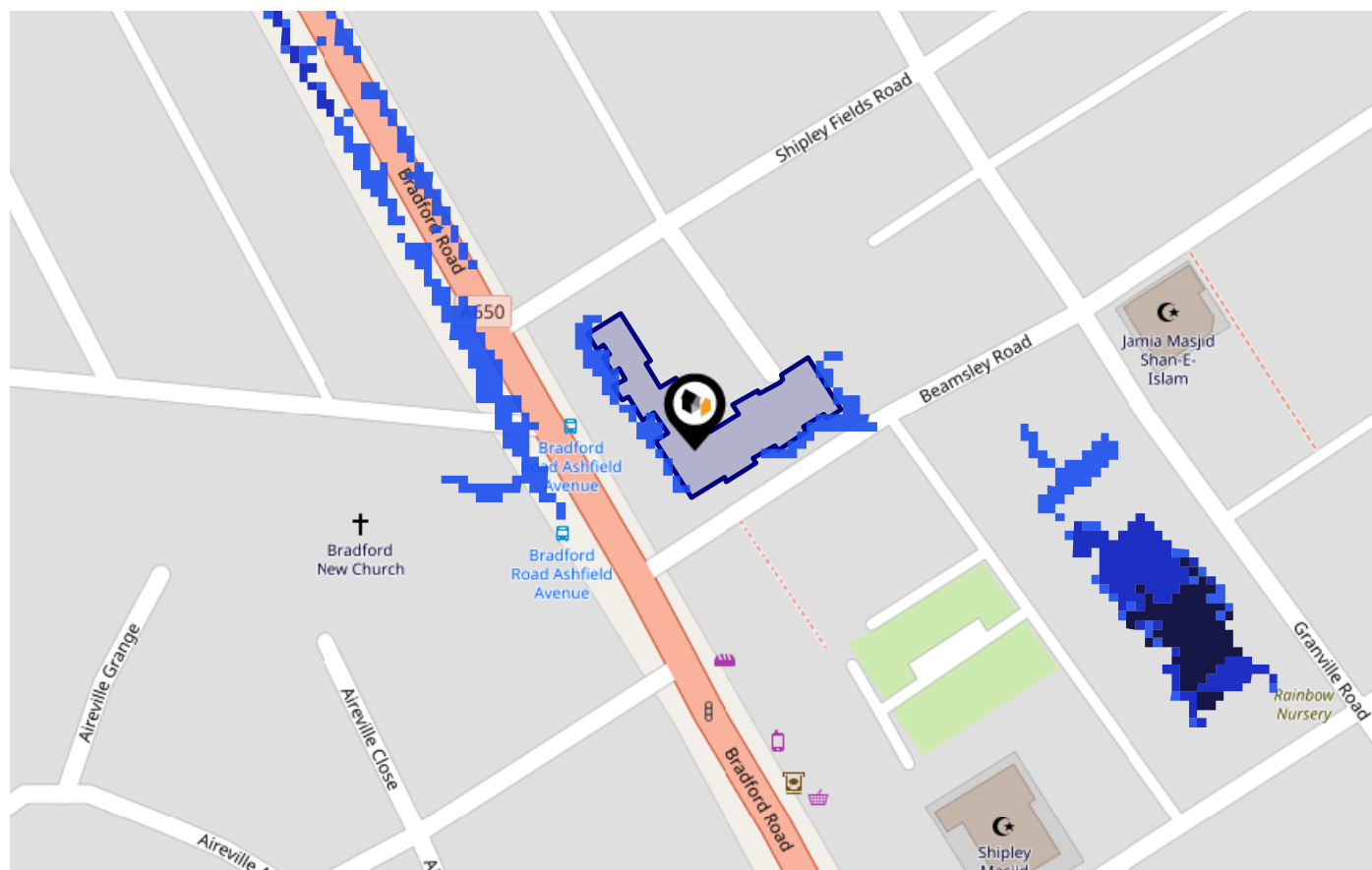
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

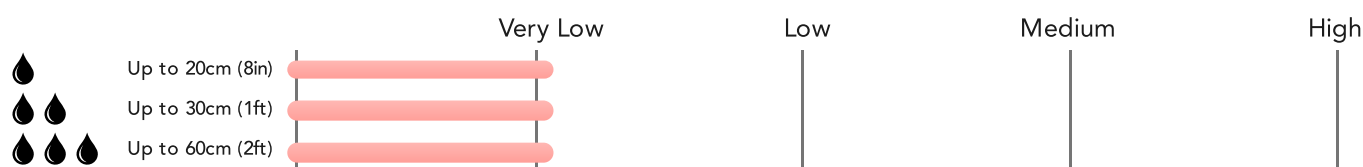


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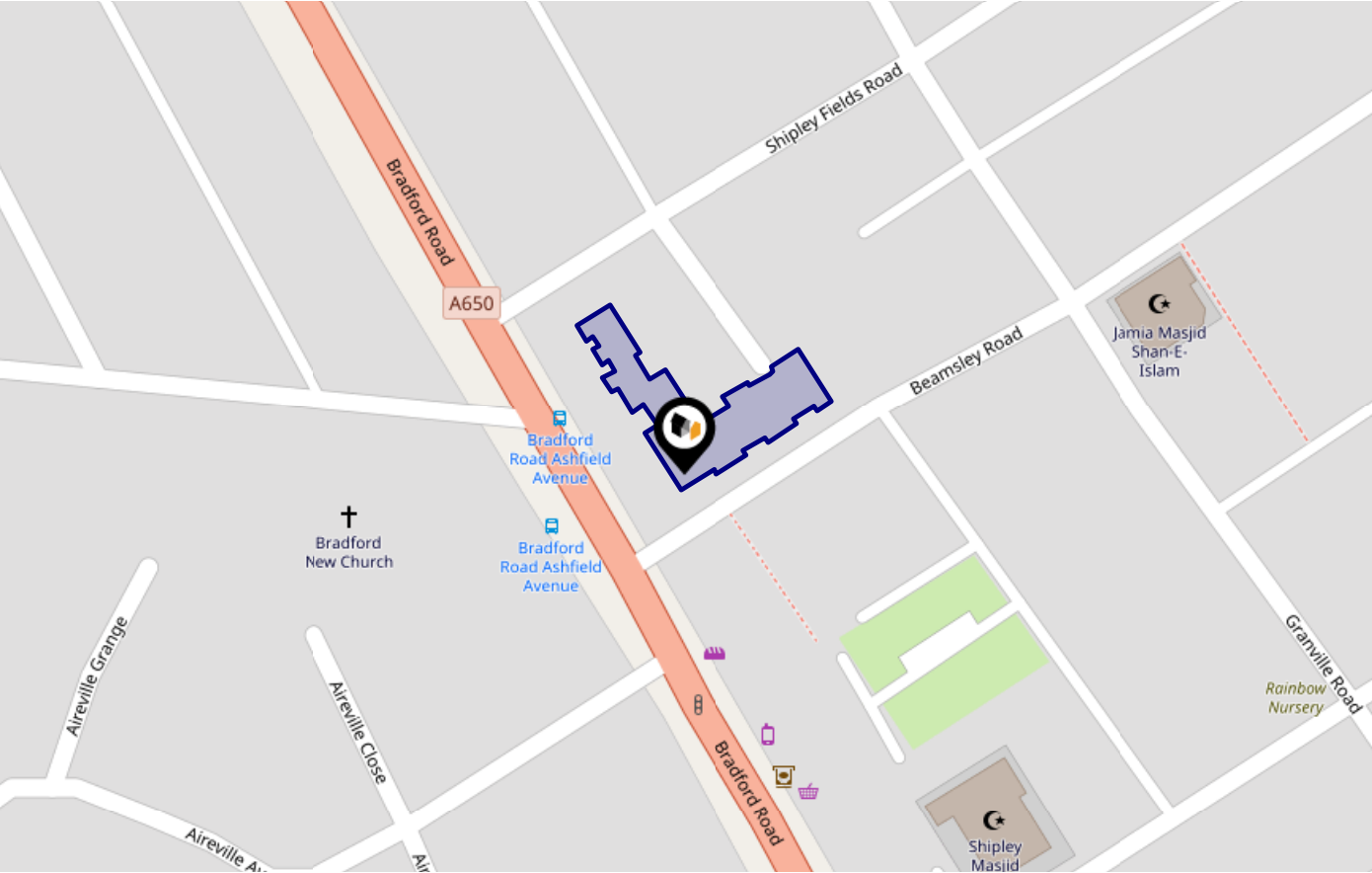
Chance of flooding to the following depths at this property:



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.

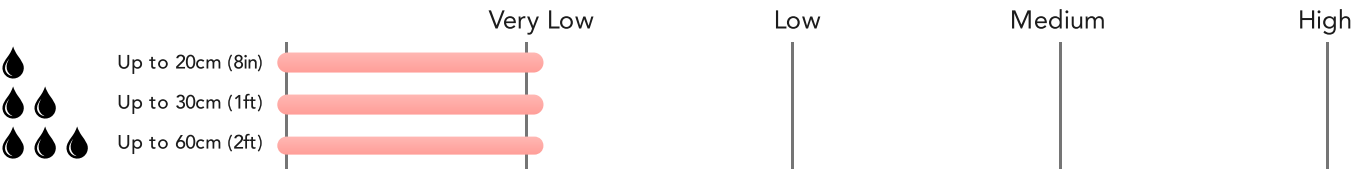


Risk Rating: Very low

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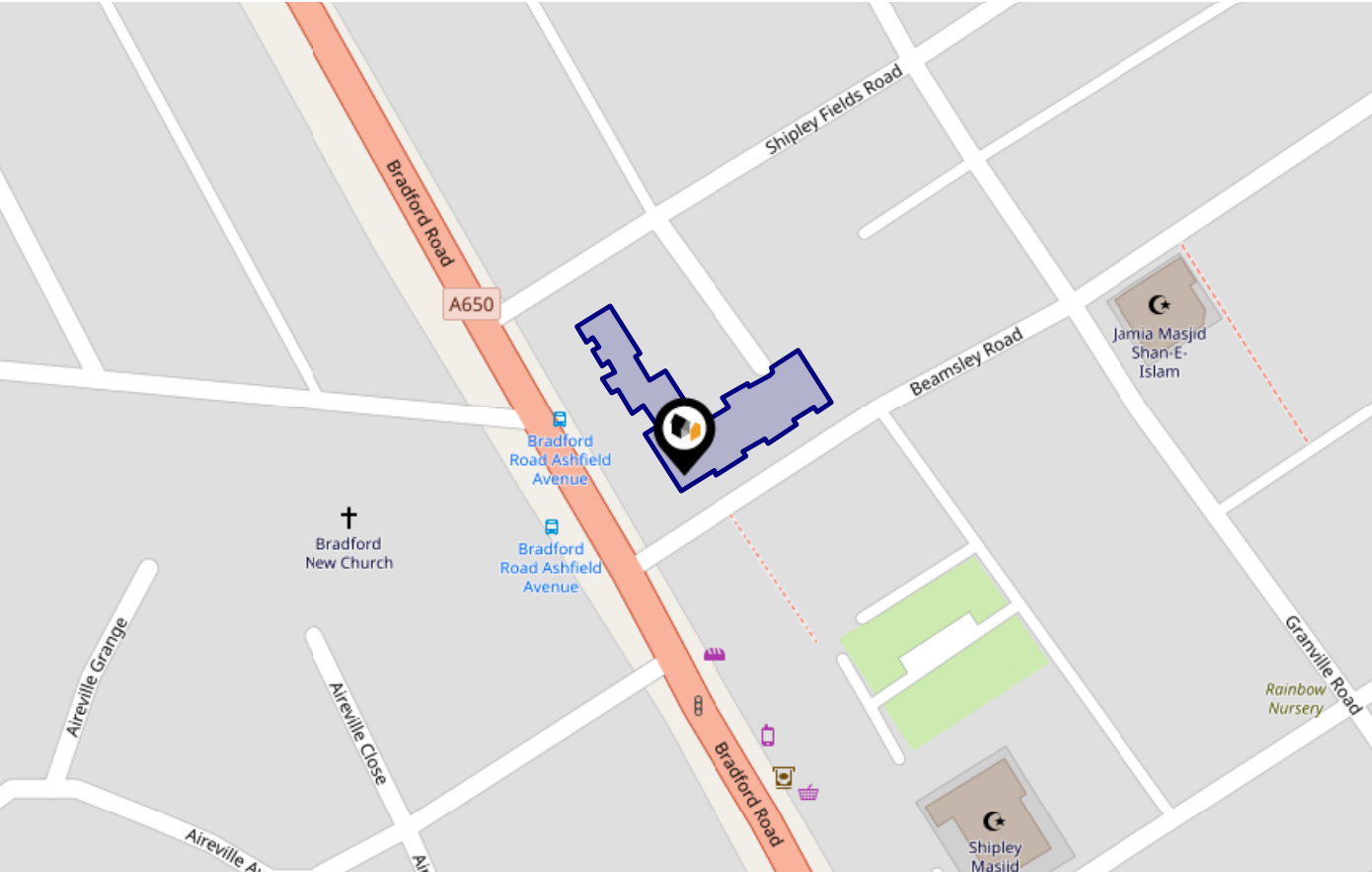
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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.

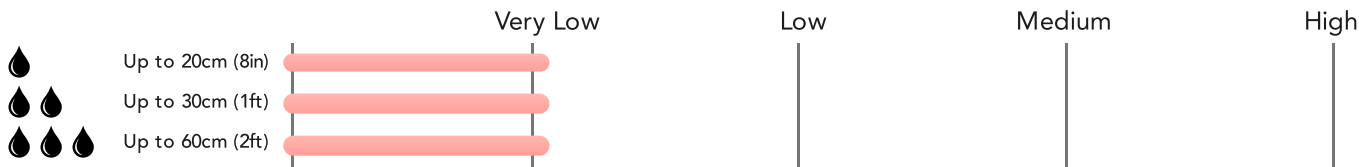


Risk Rating: Very low

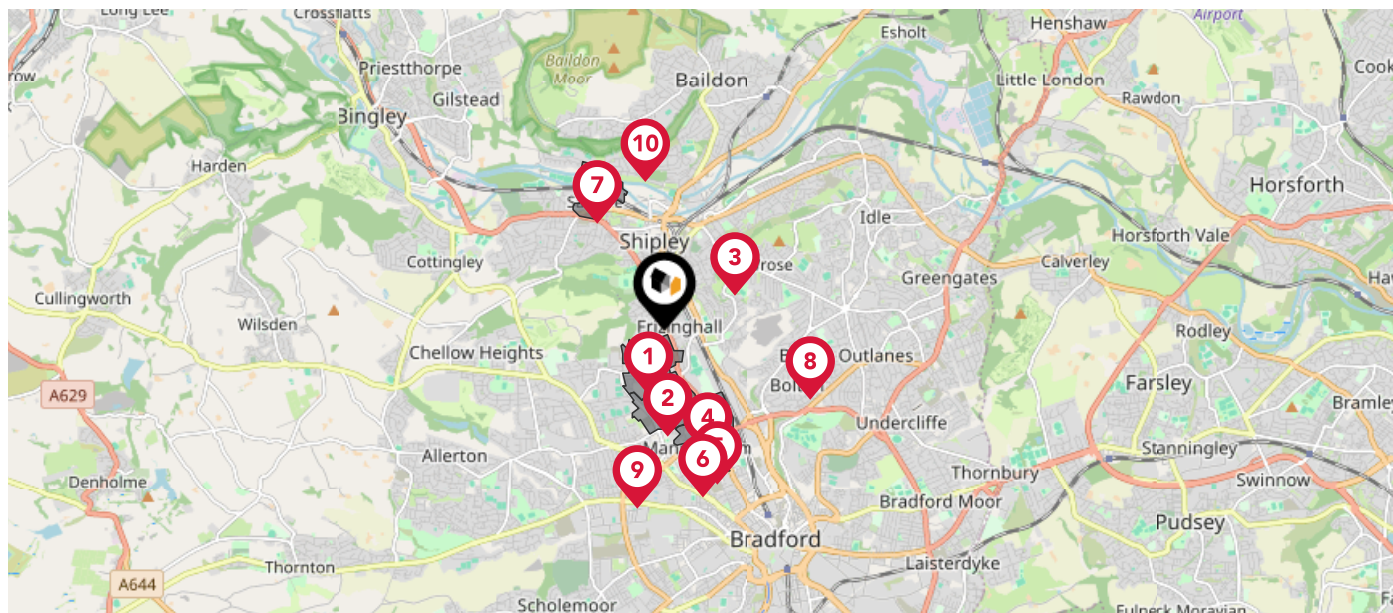
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Heaton Estates



North Park Road



Wrose



St Paul



Apsley Crescent



Southfield Square



Saltaire



Hodgson Fold

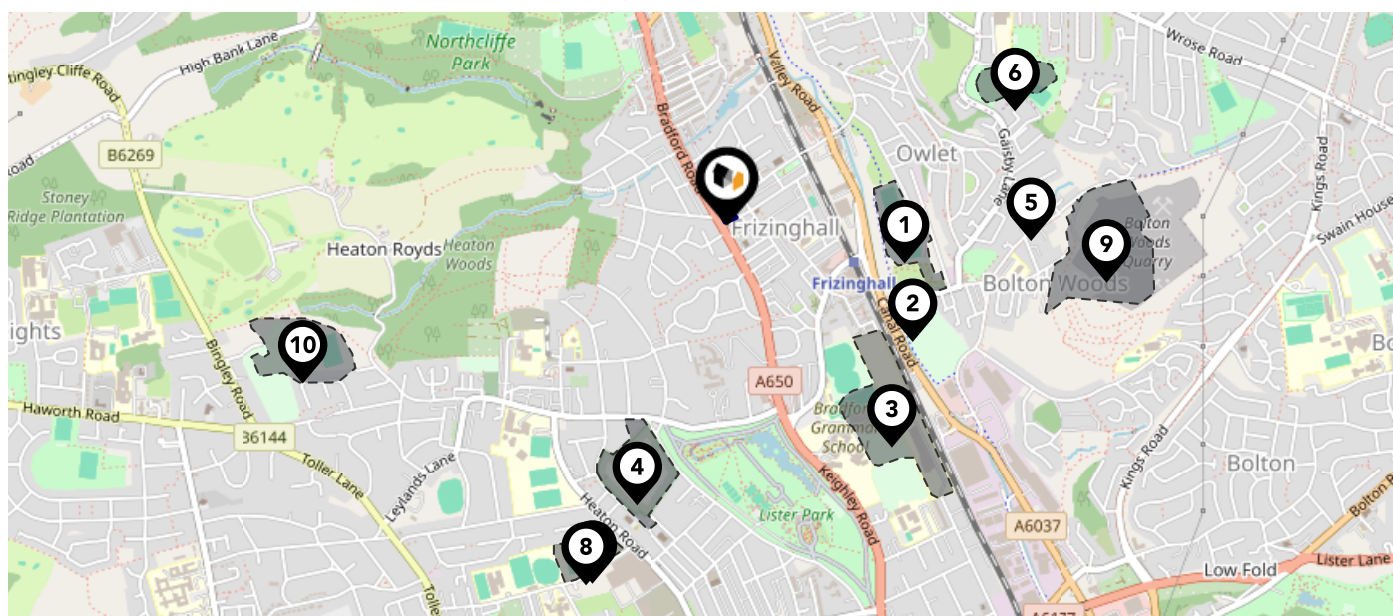


Whetley Grove



Baildon Green

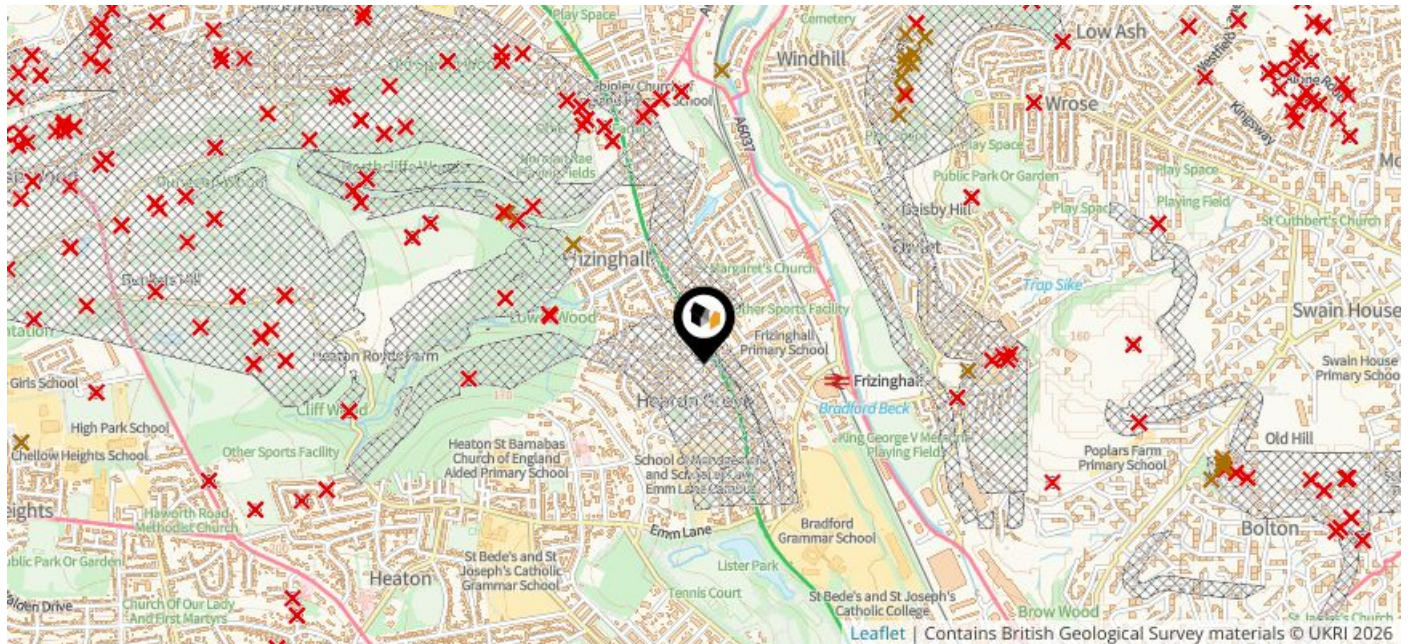
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Powell Road-Owlet	Historic Landfill 
	Clockhouse Playing Fields-Gaisby Lane, Bradford Grammar School, Keighley Road, Heaton Grove	Historic Landfill 
	Playing Fields-Bradford Grammar School, Keighley Road, Heaton Grove	Historic Landfill 
	Heaton Reservoir-Off Birr Road, Heaton, Bradford	Historic Landfill 
	Mill Dam Rear of Victoria Works-Bolton Hall Road, Bolton Woods	Historic Landfill 
	Gaisby Hill-Wrose	Historic Landfill 
	Land to north of Scotchman Road-Bradford, West Yorkshire	Historic Landfill 
	Land to north of Scotchman Road-Bradford, West Yorkshire	Historic Landfill 
	Bolton Woods Quarry-Bolton Hall Road, Bradford, Bolton Woods, West Yorkshire	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



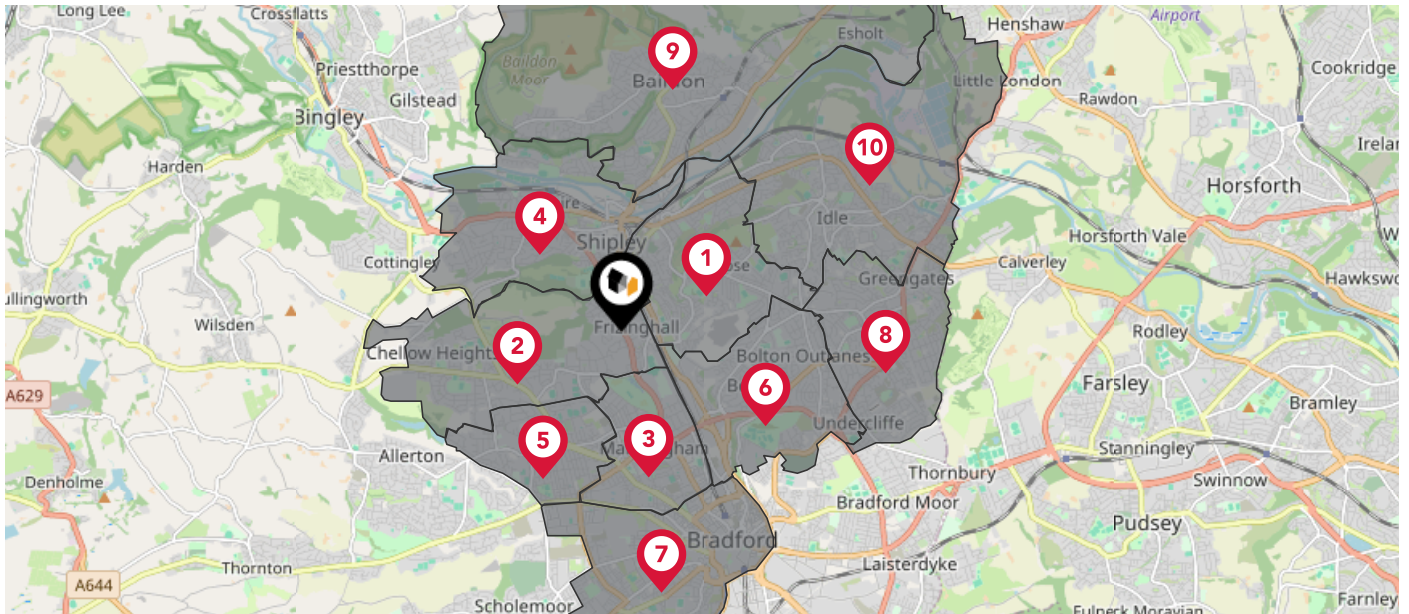
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ 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.

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

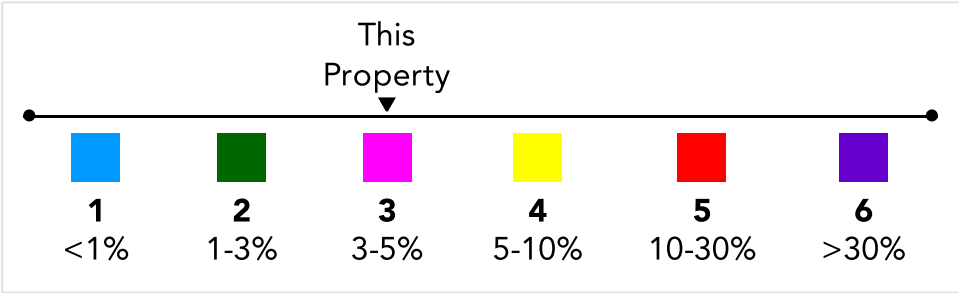
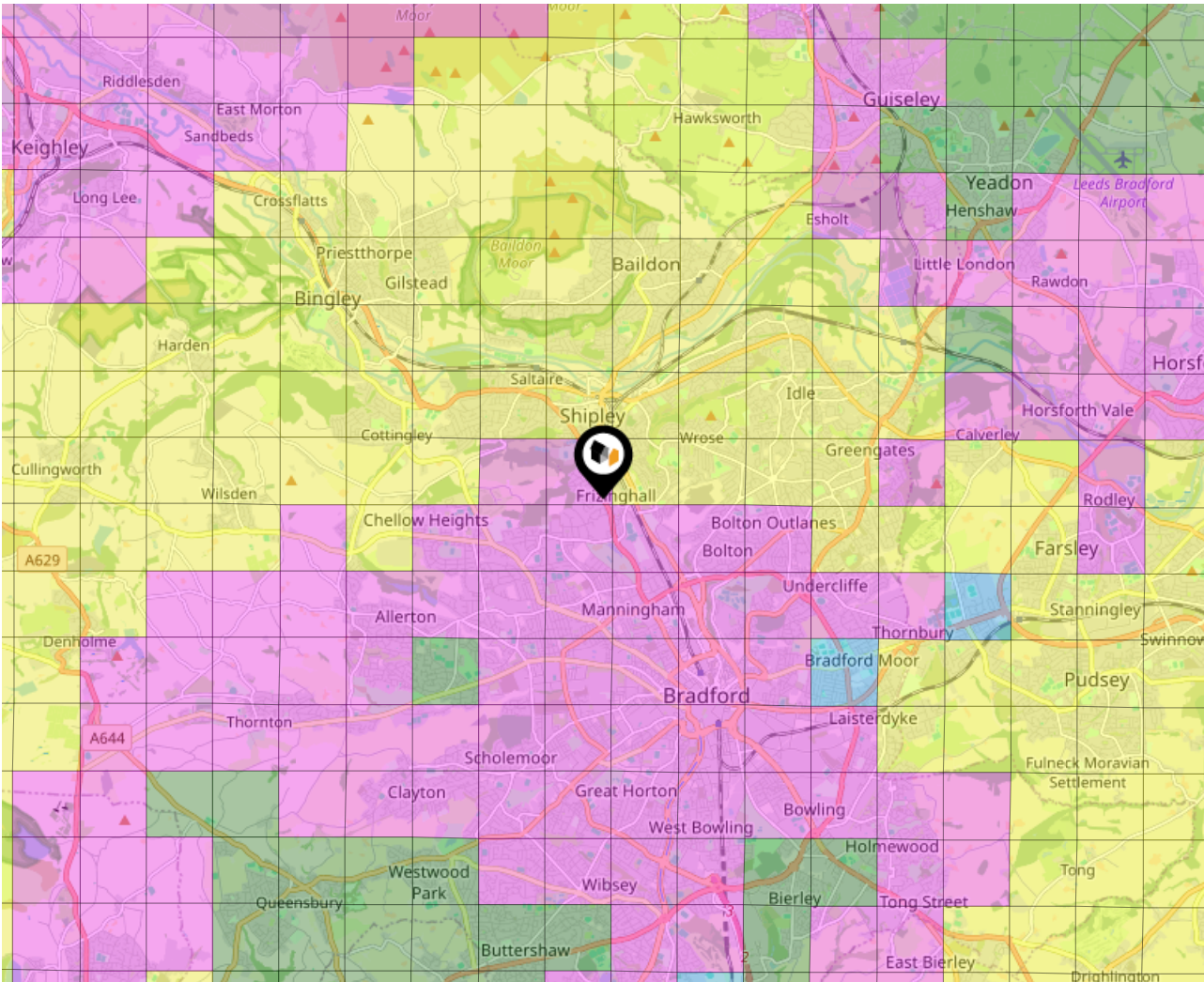


Nearby Council Wards

-  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

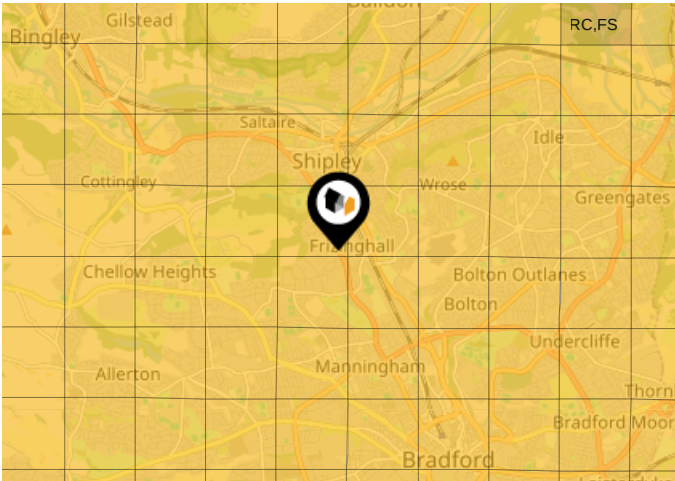
What is Radon?

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)		

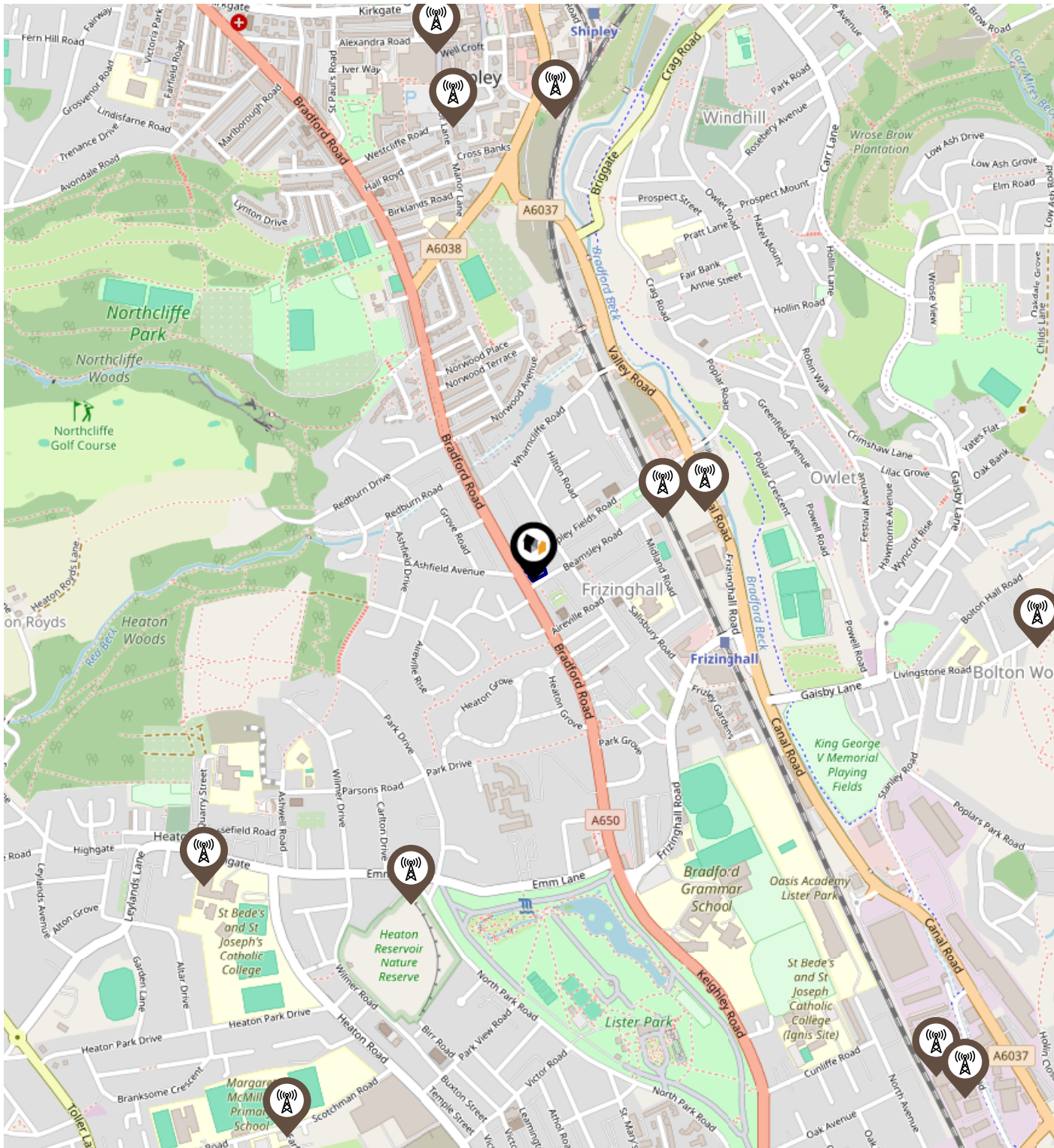


Primary Classifications (Most Common Clay Types)



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



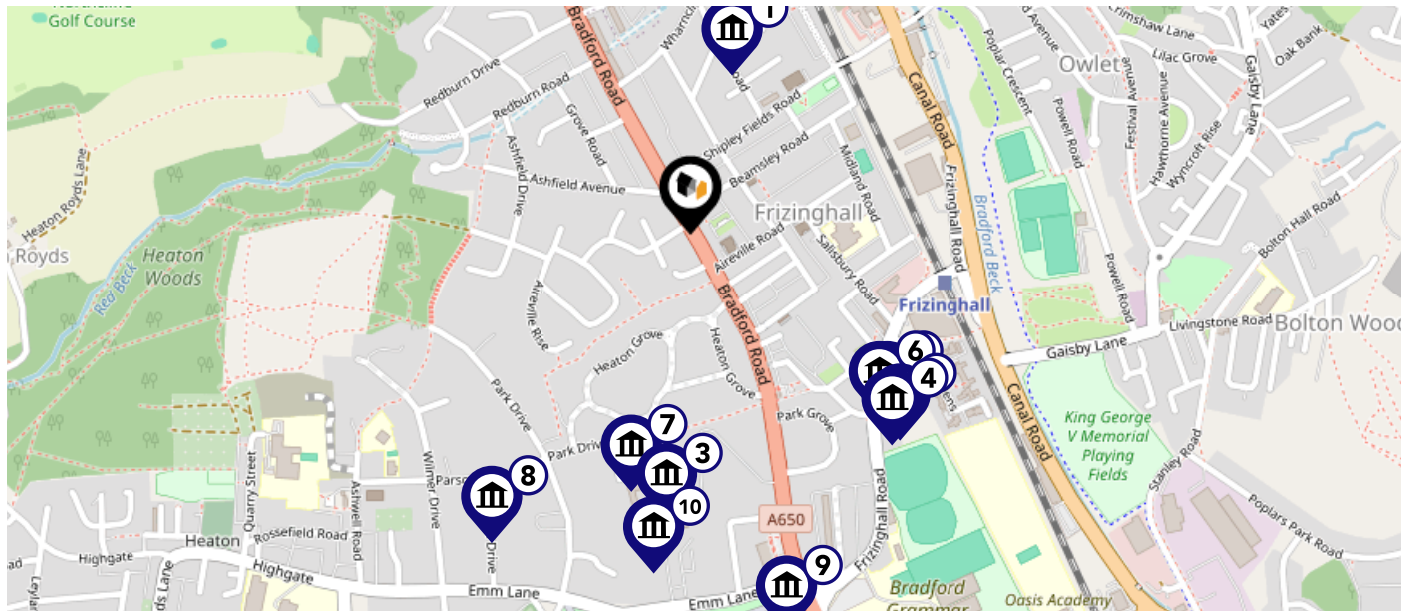
Key:











-  Power Pylons
-  Communication Masts

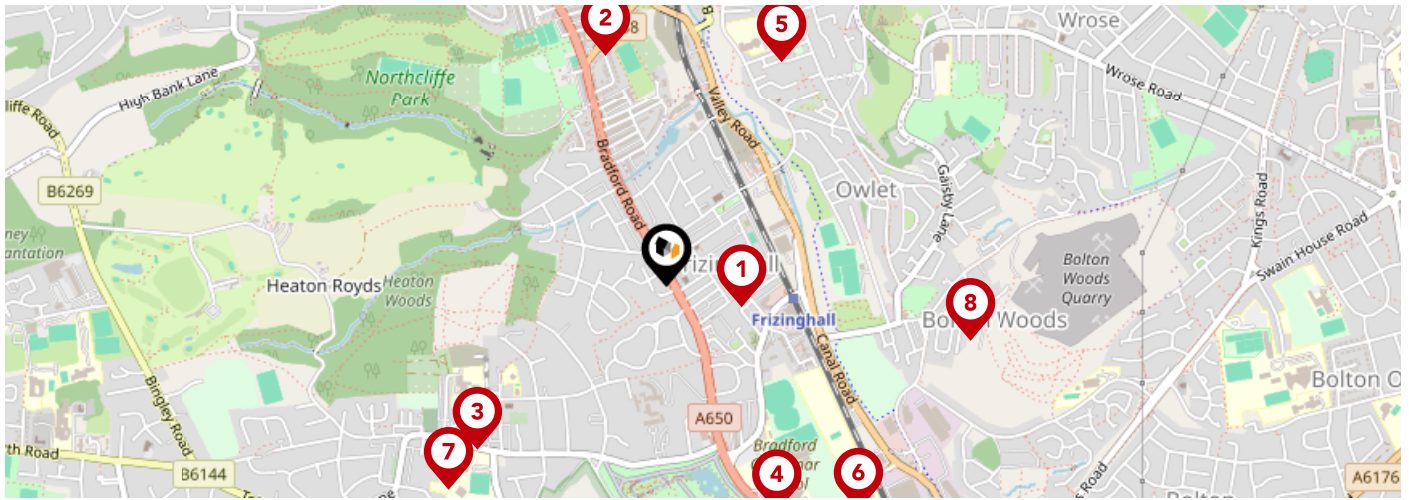
Maps

Listed Buildings

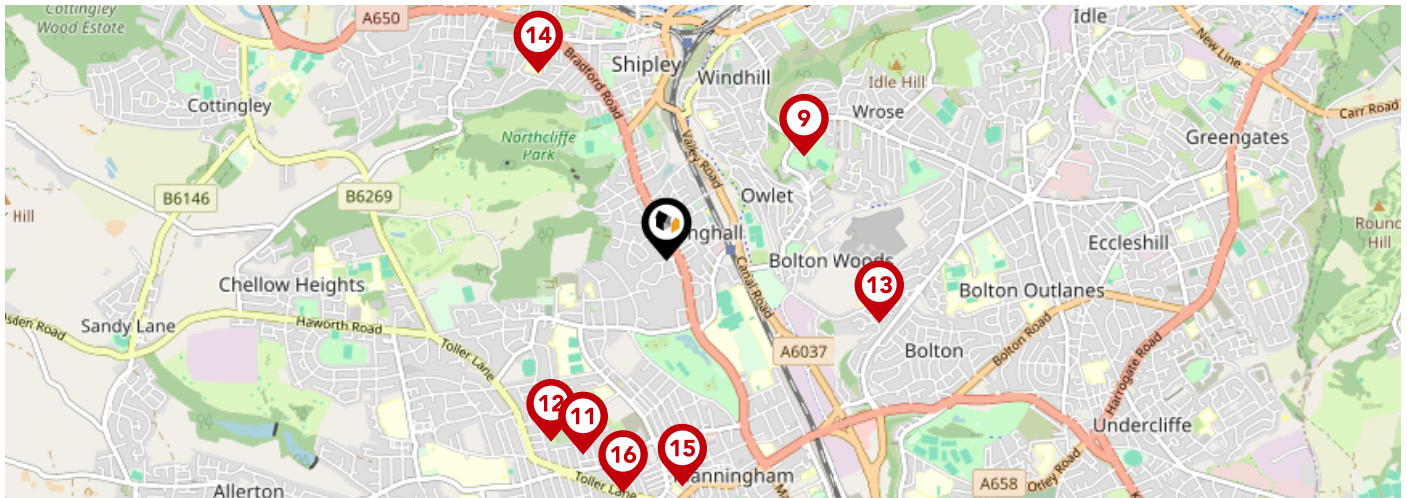
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











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 - Frizingley 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



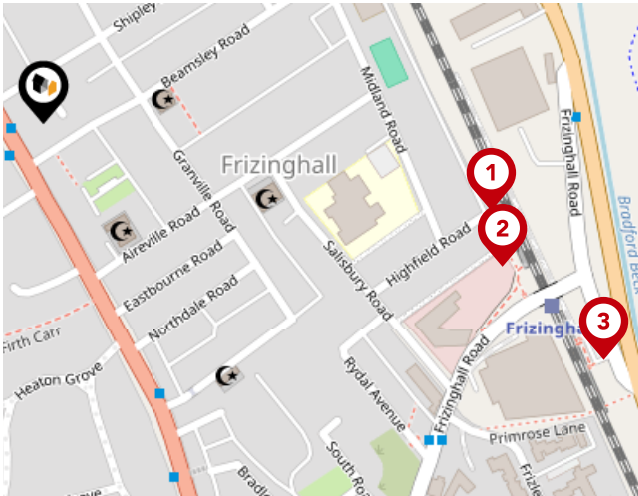
		Nursery	Primary	Secondary	College	Private
1	Frizinghall Primary School Ofsted Rating: Good Pupils: 416 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shipley CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Heaton St Barnabas' CofE Aided Primary School Ofsted Rating: Good Pupils: 401 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bradford Grammar School Ofsted Rating: Not Rated Pupils: 1061 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	High Craggs Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oasis Academy Lister Park Ofsted Rating: Good Pupils: 842 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Bede's and St Joseph's Catholic College, A Voluntary Academy Ofsted Rating: Good Pupils: 1784 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bradford Christian School Ofsted Rating: Not Rated Pupils: 151 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Low Ash Primary School Ofsted Rating: Good Pupils: 477 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Cuthbert and the First Martyrs' Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 238 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Carlton Mills Ofsted Rating: Good Pupils: 320 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Margaret McMillan Primary School Ofsted Rating: Good Pupils: 618 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Poplars Farm Primary School Ofsted Rating: Good Pupils: 431 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westbourne Primary School Ofsted Rating: Good Pupils: 425 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lilycroft Nursery School Ofsted Rating: Outstanding Pupils: 124 Distance:1.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

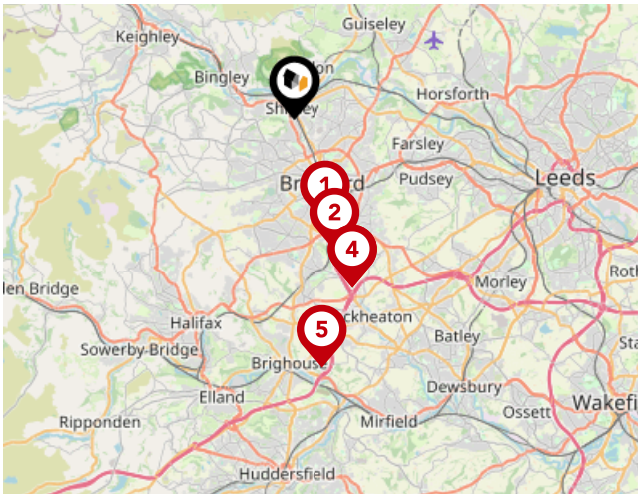
Area

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

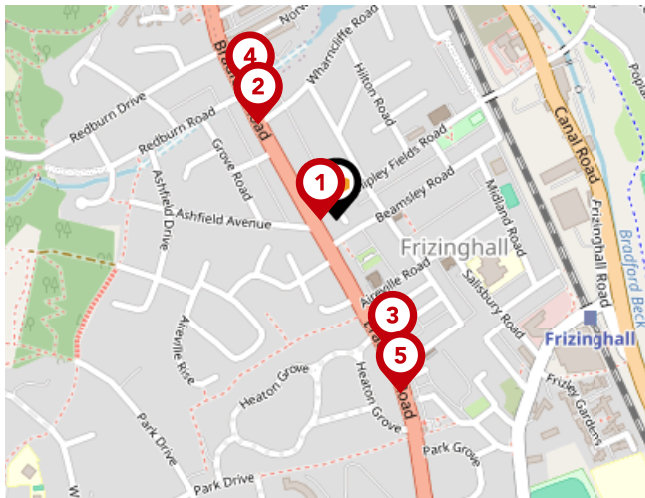


Airports/Helipads

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

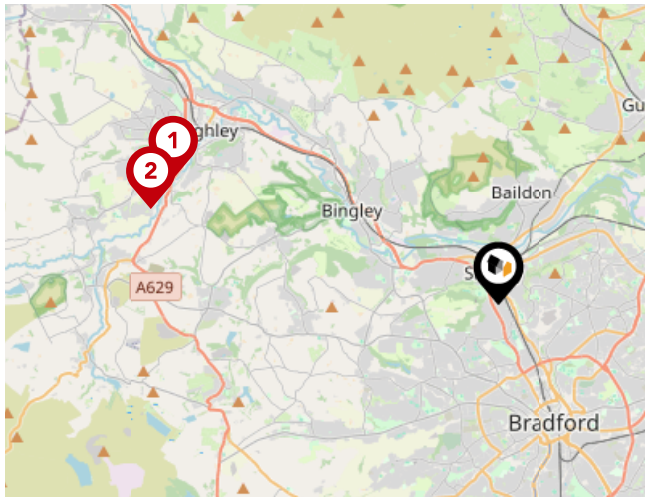
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Avenue	0.02 miles
2	Wharnccliffe Road	0.14 miles
3	Lynthorne Road	0.16 miles
4	Wharnccliffe 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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