



71 Kirkgate, Shipley, West Yorkshire BD18 3LU

- Stunning, exceptionally well appointed four bedroom end terraced property
- Two bathrooms, utility room and separate w.c.
- Superb and accessible position on the periphery of Saltaire
- Impressive range of high quality fixtures and fittings and stylish decor
- Two reception rooms including fantastic lower ground floor living space
- Viewings absolutely essential - no chain
- Four floors of spacious accommodation combining contemporary fittings and retained period features
- Gardens to both front and rear elevations and wonderful long distance views to the rear

£350,000 Freehold



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DESCRIPTION

71 Kirkgate is a substantial. end terraced period home offering four floors of spacious, exceptionally well presented accommodation with high quality fixtures and fittings, stylish decor and many retained period features.

Situated in this most convenient position on the periphery of Saltaire Village and well placed for Shipley Centre, the property is a short distance away from many amenities including both Saltaire and Shipley Railway Stations which offer direct and regular links to Leeds city centre.

The property has been tastefully modernised and vastly improved by the current owners and includes a desirable mixture of period charm alongside stylish and contemporary fittings, uPVC double glazing and a gas fired central heating system are installed.

The accommodation in brief comprises: Entrance porch, impressive entrance hall with ornate tiled flooring, staircase with glass features, dining / reception room with bay window, stunning, solid wood fitted kitchen supplied by Eastburn Kitchens comprising a sizeable island unit / breakfast dining bar with Silestone work surface and inset double 'butler sink'. A further range of fitted units with solid wood work surfaces and integral fridge unit. Feature exposed brick chimney breast with inset multifuel stove. Bay window providing excellent long distance views to the rear.

At first floor level there are two generous double bedrooms, impressive bathroom including a three piece suite with roll top bath, vanity hand basin and low suite w.c. attractive tiling to walls and ornate tiled flooring. There is also a shower room on this level which comprises a spacious walk in tiled shower enclosure with glazed screen, wall mounted hand basin and low suite w.c - concealed shower and wall mounted tap fittings provide a sleek look.

Up to the second floor there are two further double bedrooms, the rear bedroom enjoying long distance views.

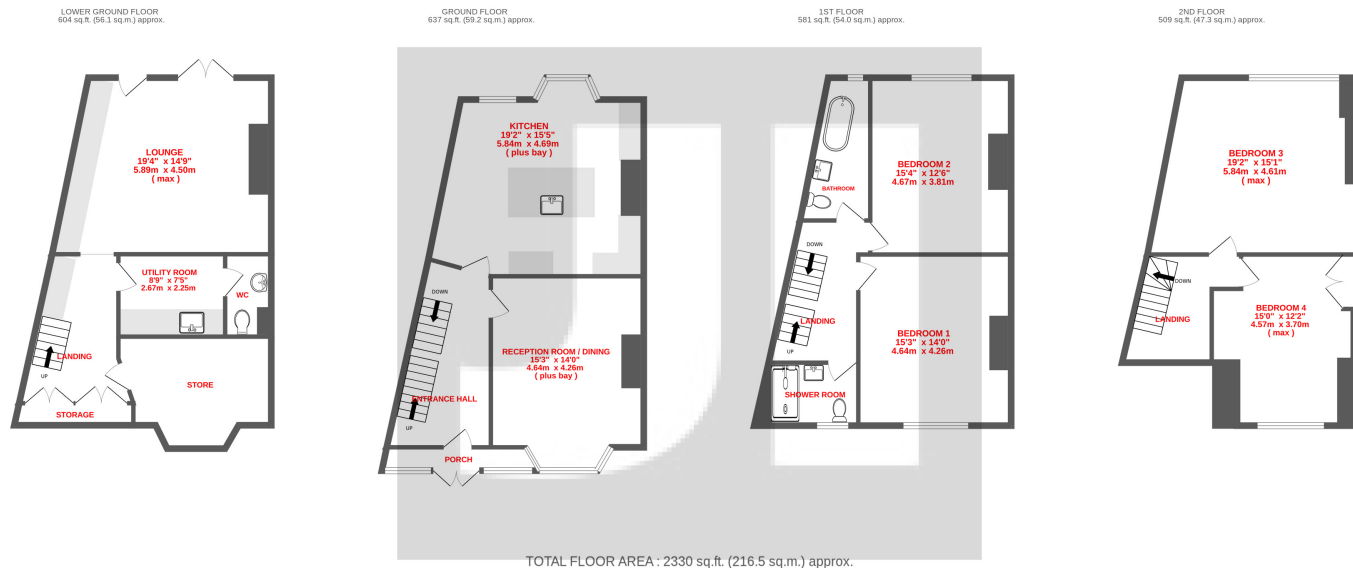
The lower ground floor comprises a sizeable lounge with stylish fitted storage cupboards and shelving and double opening French doors leading to the adjoining landscaped garden. There is also a utility / laundry room, separate wc and fantastic storage facilities located on this level.

Externally, the property has a garden frontage with hedging providing privacy and a larger landscaped rear garden with patio and lawn and further walled garden beyond which enjoys long distance views. Parking is available on street.

This is an exceptional home that can only be revealed from an internal inspection, which comes highly recommended. The property is being offered for sale with no onward chain

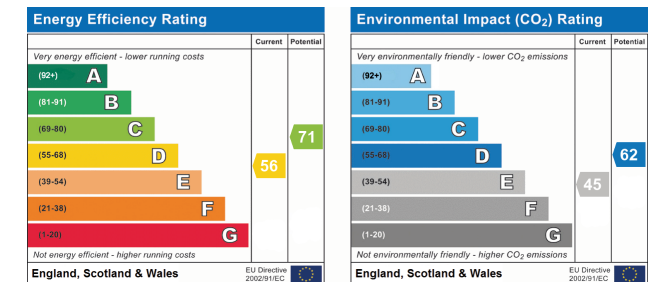






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Do you have a property
to sell or let?

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00