

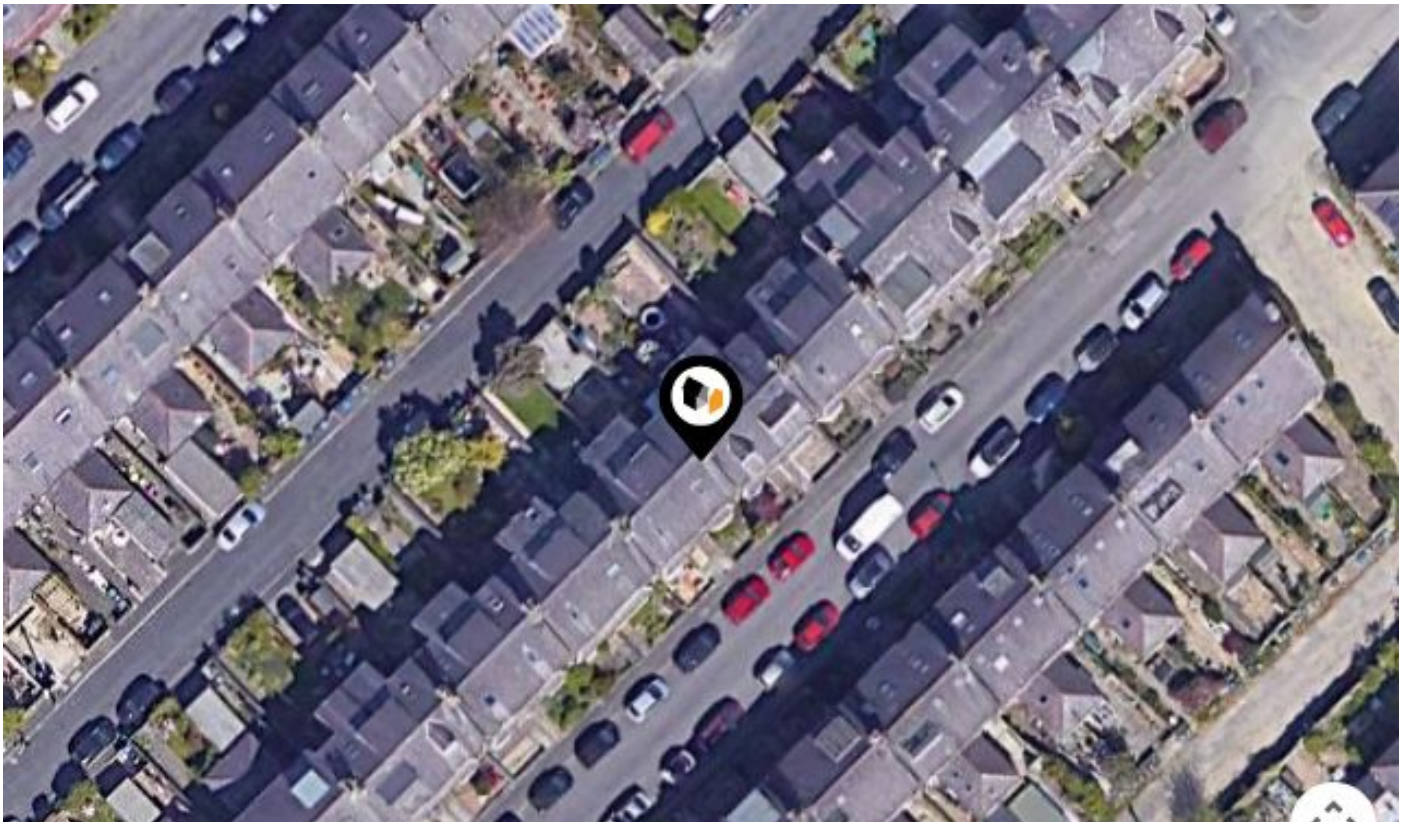


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 04th September 2025



20, SCARBOROUGH ROAD, SHIPLEY, BD18 3DR

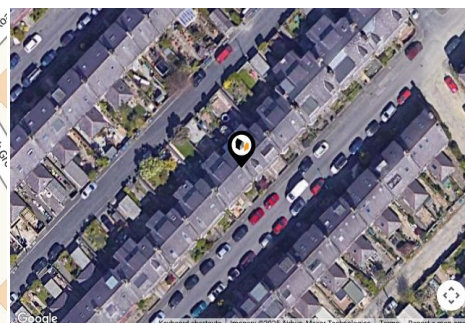
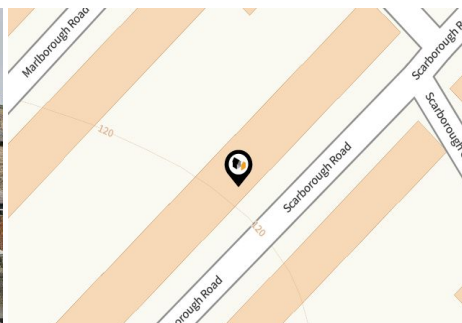
KM Maxfield

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

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,496 ft ² / 139 m ²
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,997
UPRN:	100051290537

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **6 Scarborough Road Shipley West Yorkshire BD18 3DR**

Reference - 21/03291/HOU	
Decision:	Granted
Date:	05th July 2021
Description:	Single storey rear extension

Reference - 79/05701/FUL	
Decision:	Granted
Date:	02nd August 1979
Description:	Garage

Planning records for: **8 Scarborough Road Shipley West Yorkshire BD18 3DR**

Reference - 09/00334/FUL	
Decision:	Granted
Date:	21st January 2009
Description:	Construction of single storey rear extension

Planning records for: **26 Scarborough Road Nab Wood Shipley West Yorkshire BD18 3DR**

Reference - 05/07556/PHH	
Decision:	Decided
Date:	10th October 2005
Description:	Erection of garden room ground floor extension

Planning records for: **32 Scarborough Road Shipley West Yorkshire BD18 3DR**

Reference - 76/05005/FUL	
Decision:	Granted
Date:	13th August 1976
Description:	Garage

Planning records for: **42 Scarborough Road Shipley West Yorkshire BD18 3DR**

Reference - 90/01592/FUL	
Decision:	Granted
Date:	05th March 1990
Description:	Single garage to replace damaged garage

Reference - 08/01749/PHH	
Decision:	Decided
Date:	12th March 2008
Description:	Installation of velux windows

Planning records for: **56 Scarborough Road Shipley West Yorkshire BD18 3DR**

Reference - 19/01888/HOU	
Decision:	Granted
Date:	29th April 2019
Description:	Removal of detached garage and construction of new extension to rear, including new attached garage and associated internal alterations

Planning records for: *56 Scarborough Road Shipley BD18 3DR*

Reference - 08/01949/FUL	
Decision:	Granted
Date:	17th March 2008
Description:	Construction of dormer windows to the front and rear of the property

Reference - 05/06137/FUL	
Decision:	Granted
Date:	17th August 2005
Description:	Single storey extension to side and rear of dwelling

20 Scarborough Road, BD18 3DR

Energy rating

D

Valid until 13.01.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Sandstone or limestone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), insulated
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	139 m ²



KM Maxfield

KM Maxfield is a modern independent estate agency with traditional values. Our office is situated in the 'World Heritage Site' of Saltaire, a beautiful area that we know like the back of our hands. We take pride in providing a personal and professional service. Our expertise expands across residential sales, lettings & property management and auctions, to working alongside financial advisors and conveyancers.

Our philosophy is simple. We keep the lines of communication open. Our experience tells us that being friendly, approachable and offering sound advice, is the only reliable way of building trust. We have an array of awards and titles under our belts including our Director, Karen Maxfield having been the first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.



Karen Maxfield MNAEA – Director

Karen has been a local estate agent for many years where she established a reputation for professional integrity and excellence. In 2005 she won the coveted NAEA Young Estate Agent of the Year Award in association with TTC training and was the 2010 first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.

Qualified in Level 2 & 3 Sale of Residential Property and is a member of the National Association of Estate Agents. The NAEA was established with the goal of upholding good practice and high professional standards in UK estate agency.

Karen was one of the founding Directors of Maxwells Residential Ltd before deciding to move on and put her own name above the door. She says "We are a modern, forward thinking estate agency which is based on traditional estate agency values. We can make a difference to our clients by providing a professional service that they can trust."

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

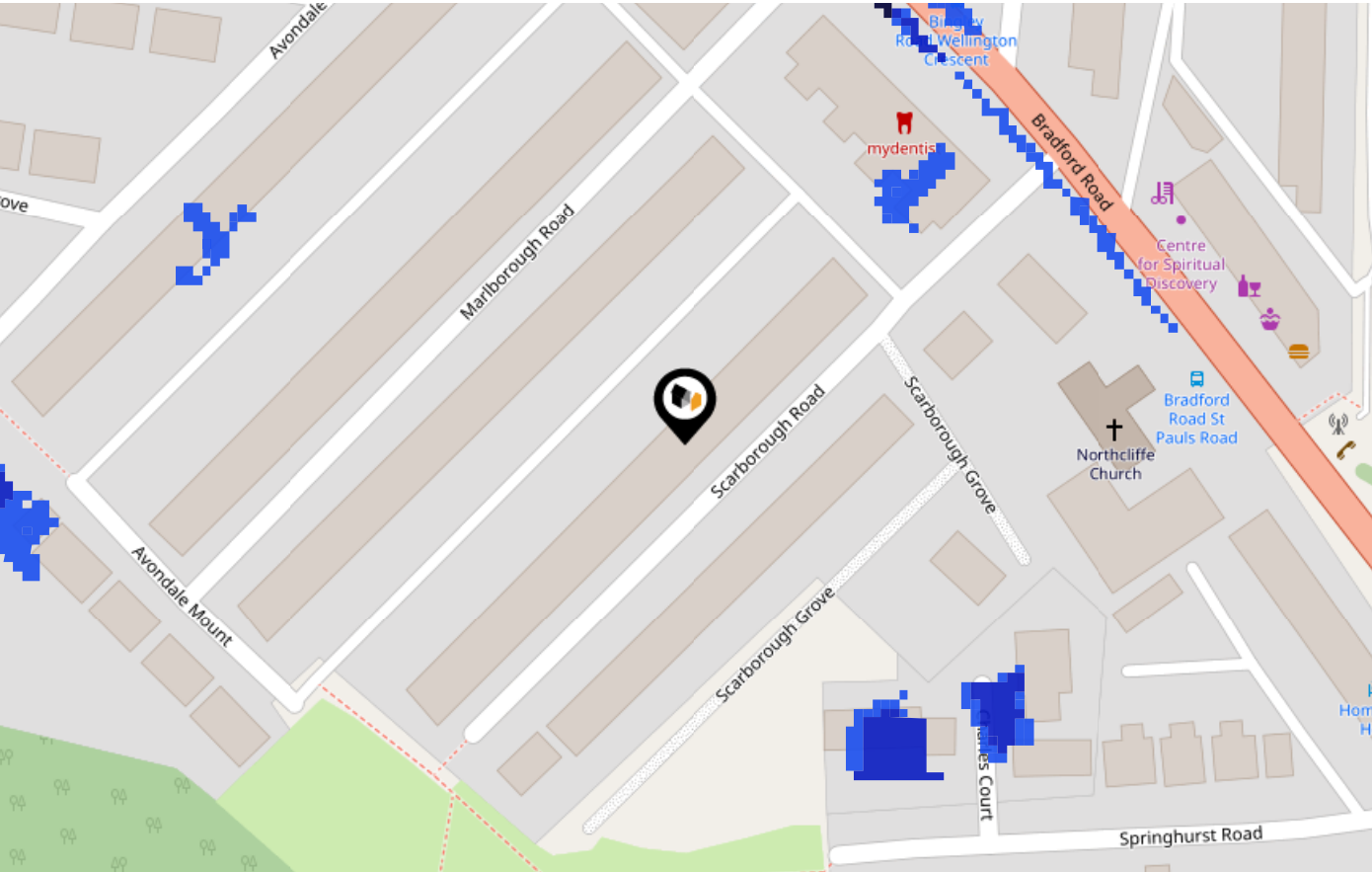


/kmmaxfield

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.

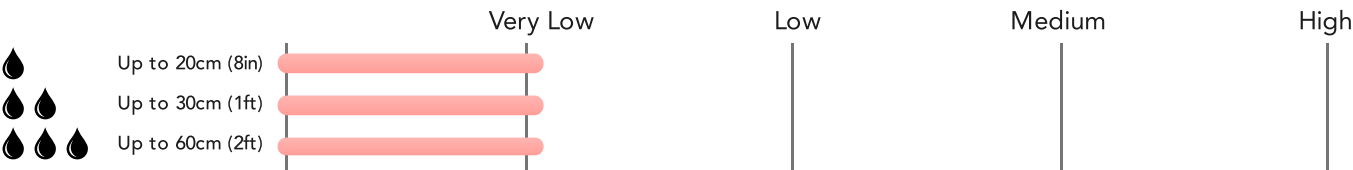


Risk Rating: Very low

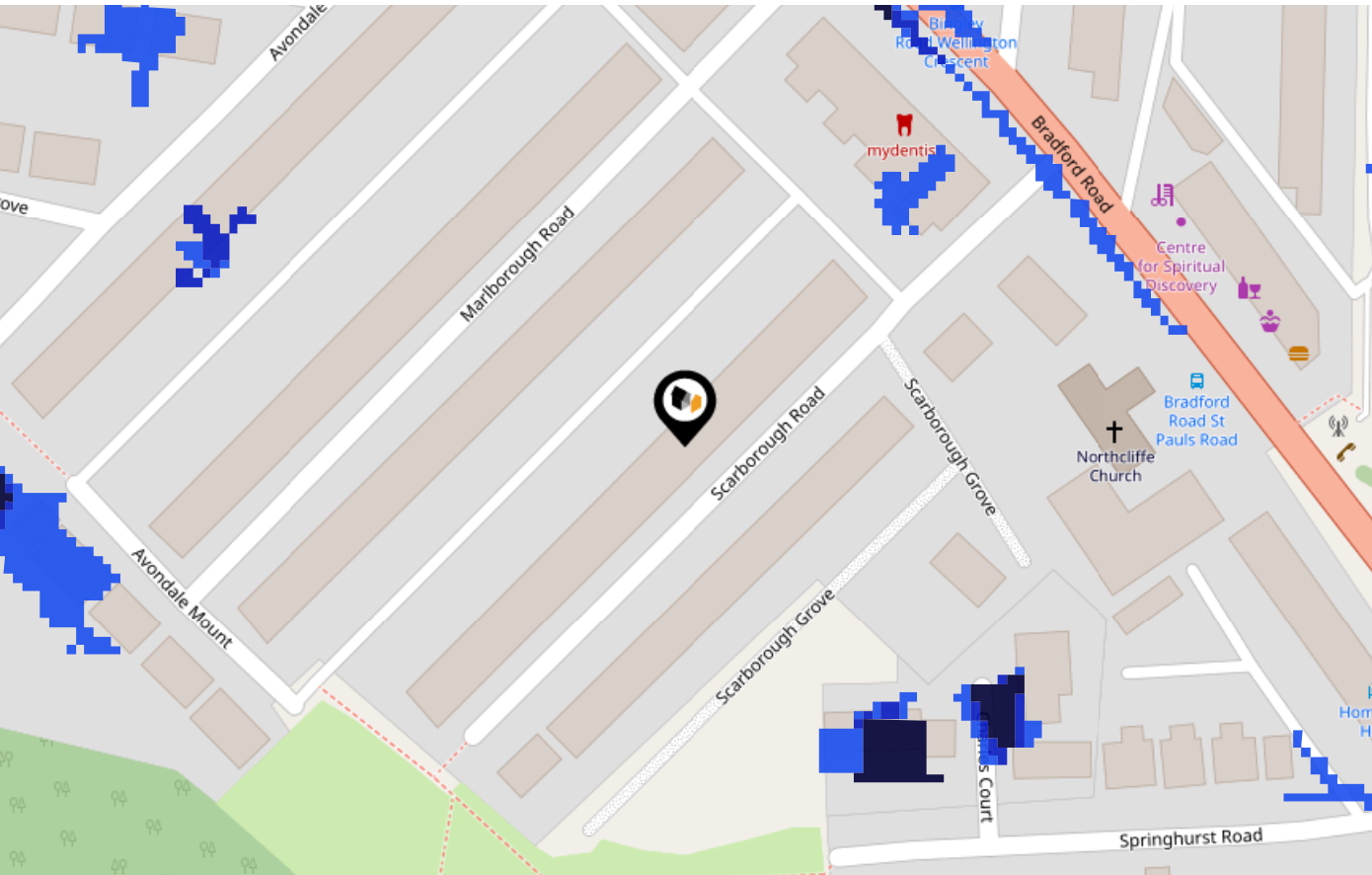
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

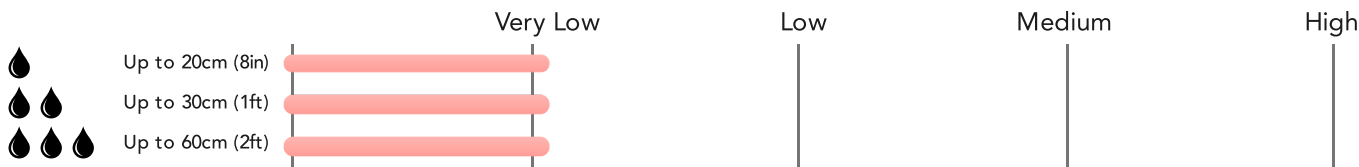


Risk Rating: Very low

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.
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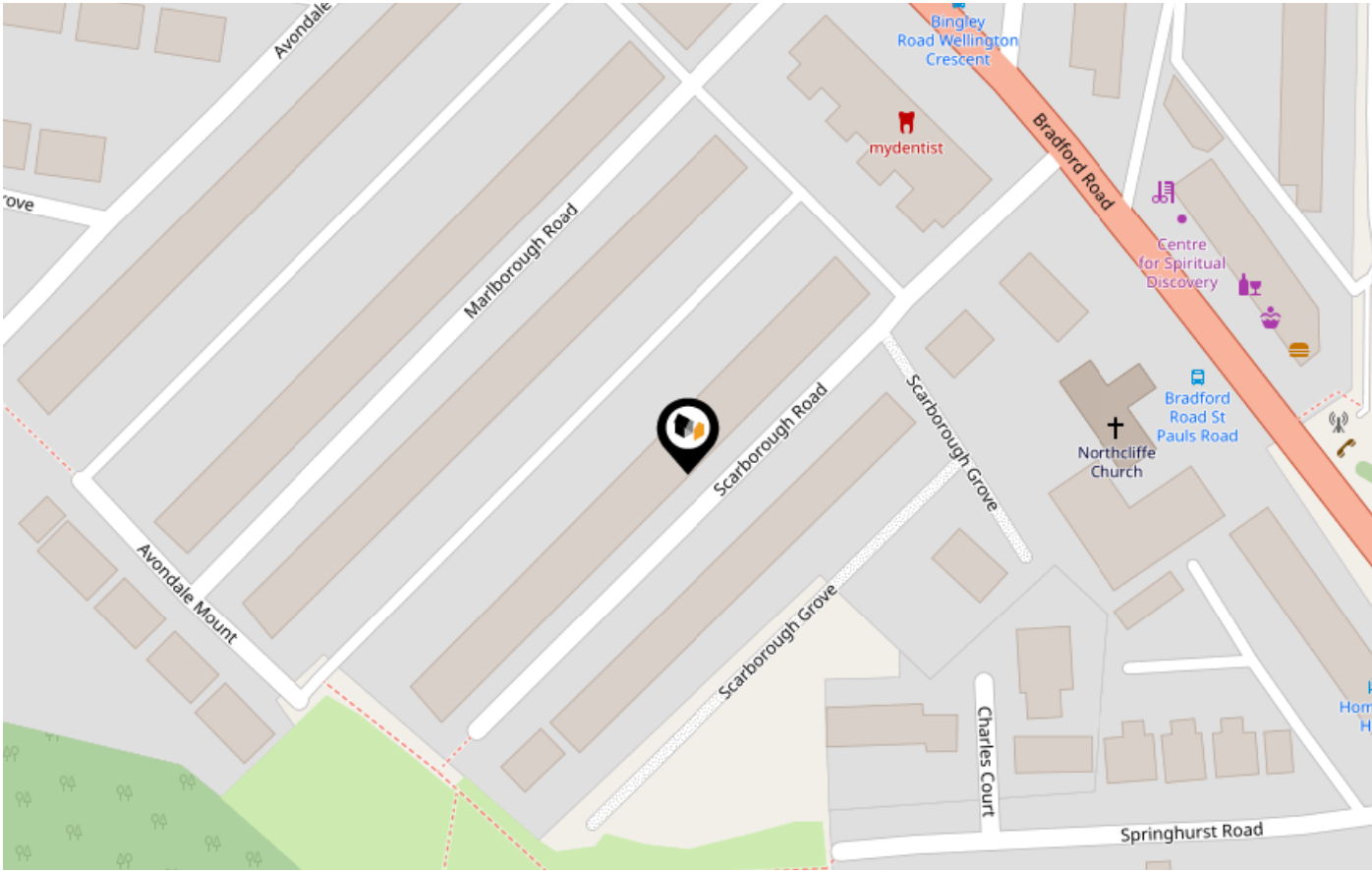
Chance of flooding to the following depths at this property:



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.

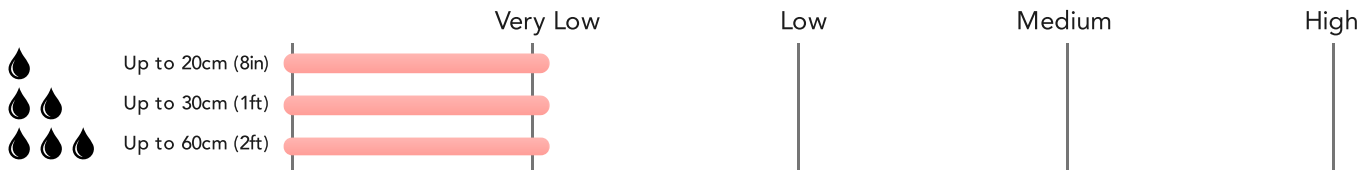


Risk Rating: Very low

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.

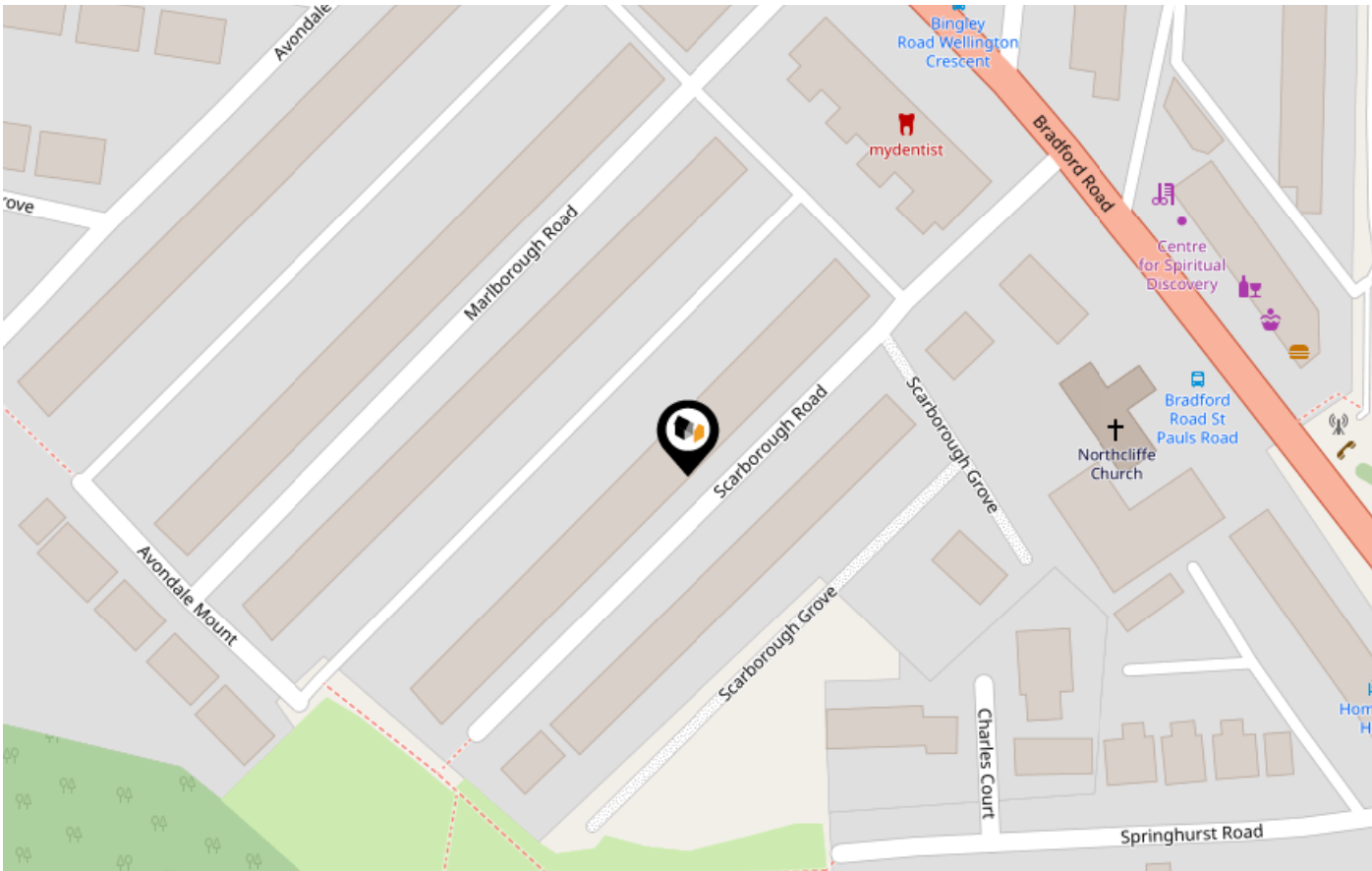
Chance of flooding to the following depths at this property:



Flood Risk

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.

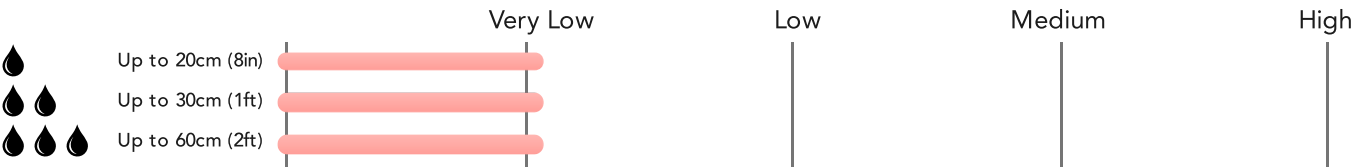


Risk Rating: Very low

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.

- 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.

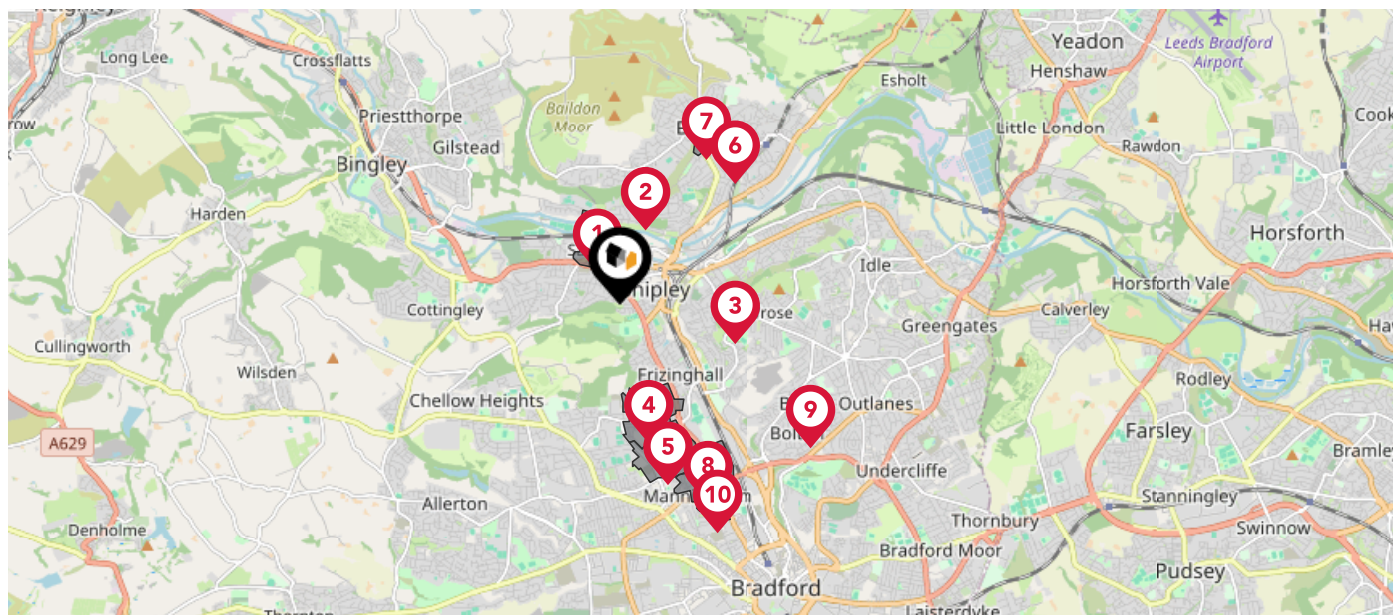
Chance of flooding to the following depths at this property:



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

Saltaire

2

Baildon Green

3

Wrose

4

Heaton Estates

5

North Park Road

6

Baildon Station Road

7

Baildon

8

St Paul

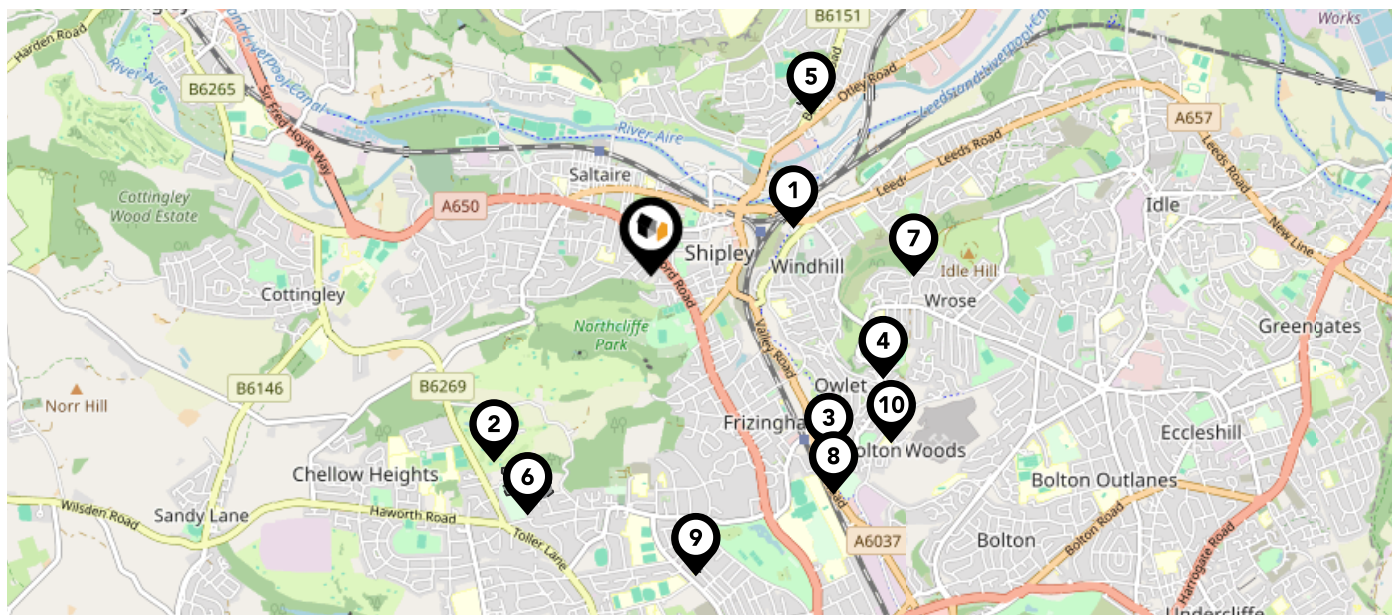
9

Hodgson Fold

10

Apsley Crescent

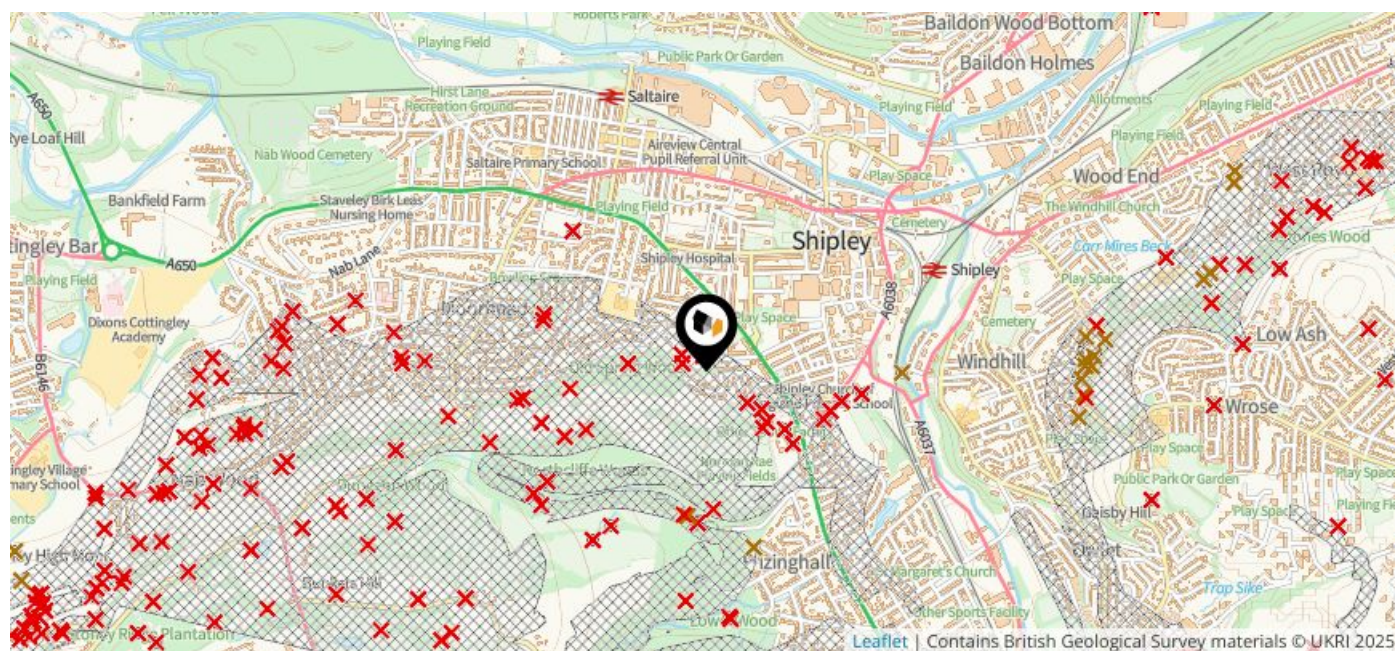
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works	Historic Landfill 
	Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire	Historic Landfill 
	Powell Road-Owlet	Historic Landfill 
	Gaisby Hill-Wrose	Historic Landfill 
	Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom	Historic Landfill 
	Weather Royd Quarries-Off Shay Lane, Heaton	Historic Landfill 
	Wrose Brow Road Tip-Shipley, West Yorkshire	Historic Landfill 
	Clockhouse Playing Fields-Gaisby Lane, Bradford Grammar School, Keighley Road, Heaton Grove	Historic Landfill 
	Heaton Reservoir-Off Birr Road, Heaton, Bradford	Historic Landfill 
	Mill Dam Rear of Victora Works-Bolton Hall Road, Bolton Woods	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



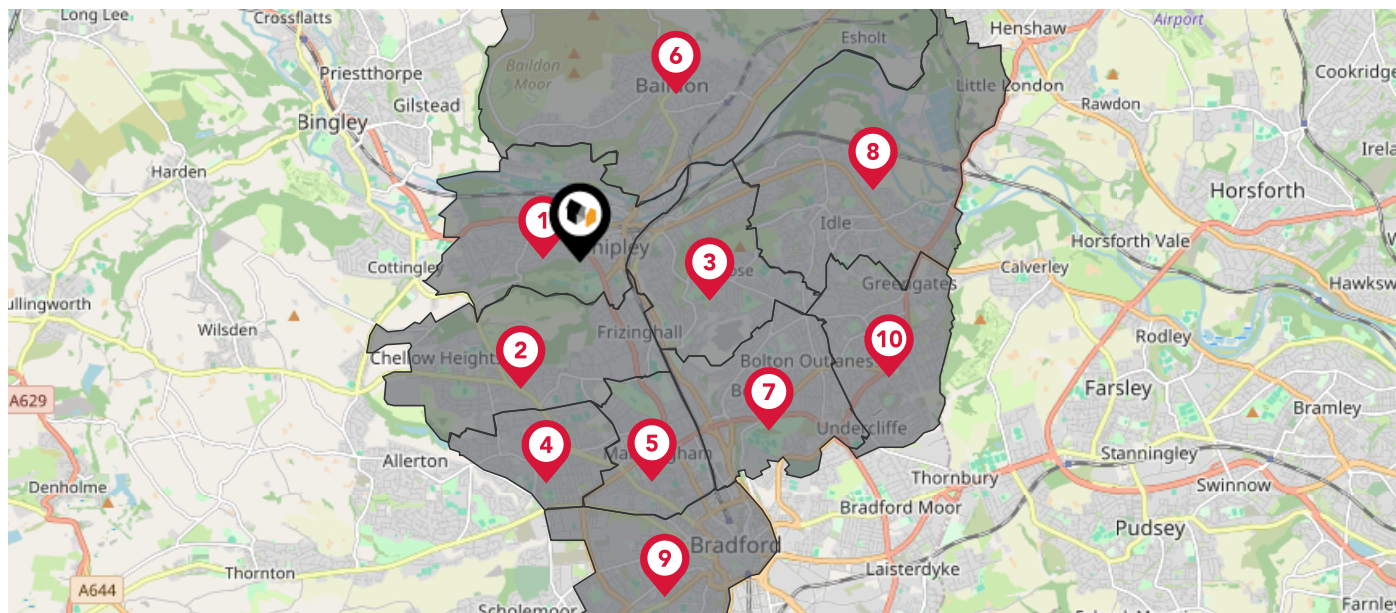
Mine Entry

- ✕ 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

1

Shipley Ward

2

Heaton Ward

3

Windhill and Wrose Ward

4

Toller Ward

5

Manningham Ward

6

Baildon Ward

7

Bolton and Undercliffe Ward

8

Idle and Thackley Ward

9

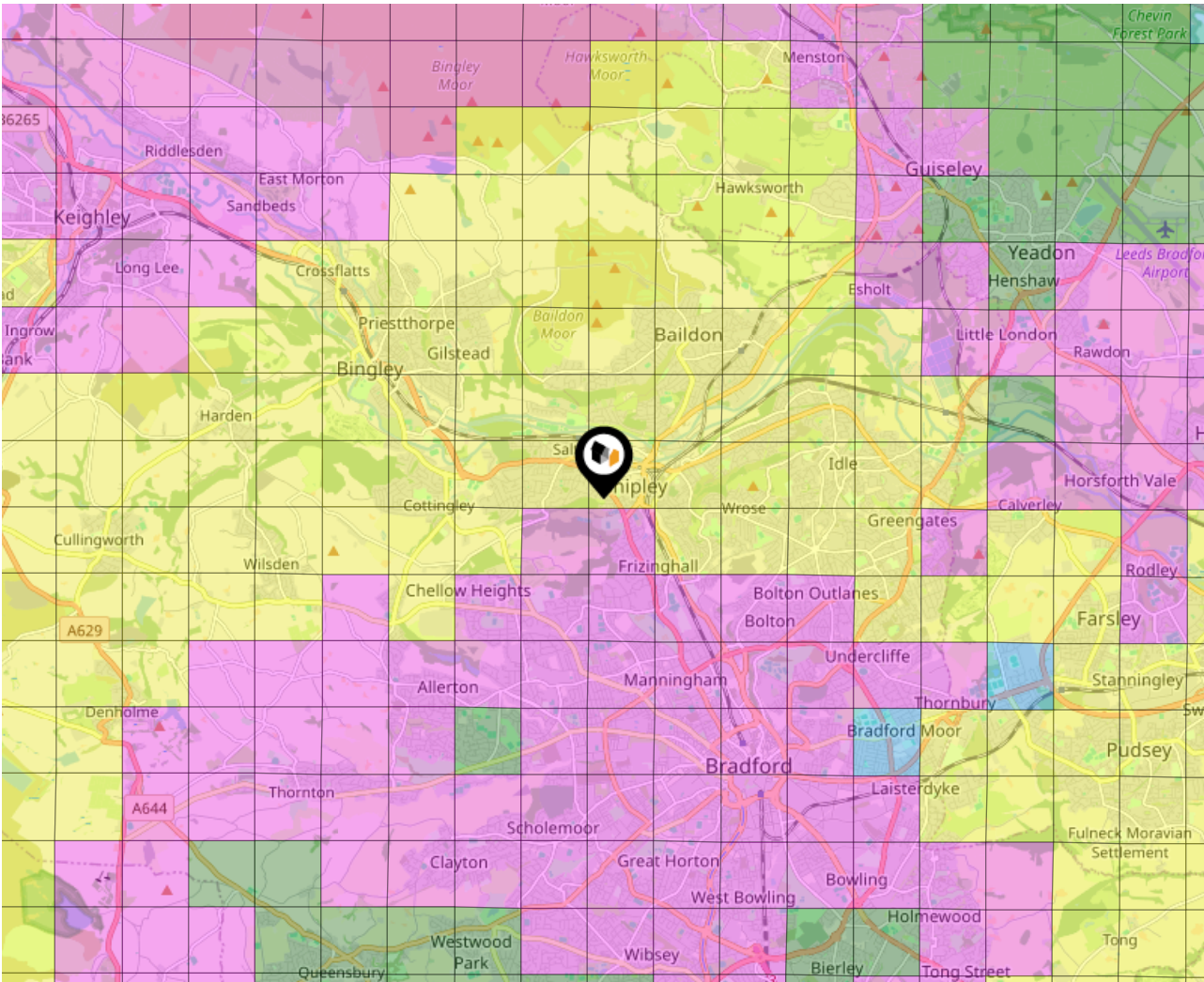
City Ward

10

Ecclehill Ward

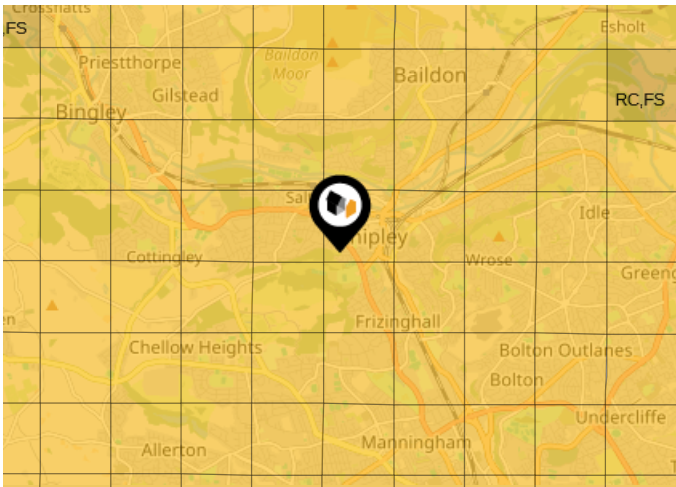
What is Radon?

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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

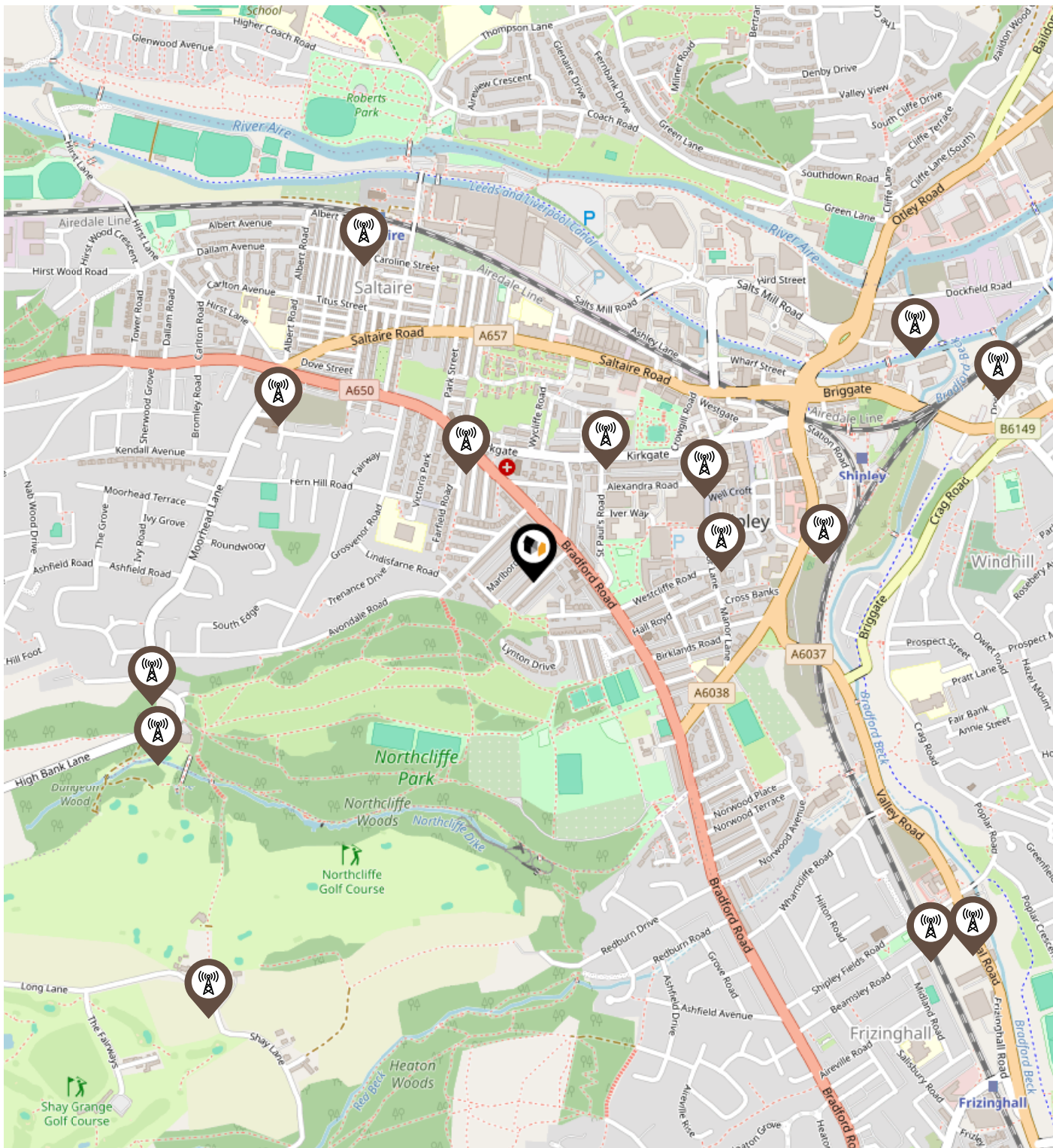


Primary Classifications (Most Common Clay Types)



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



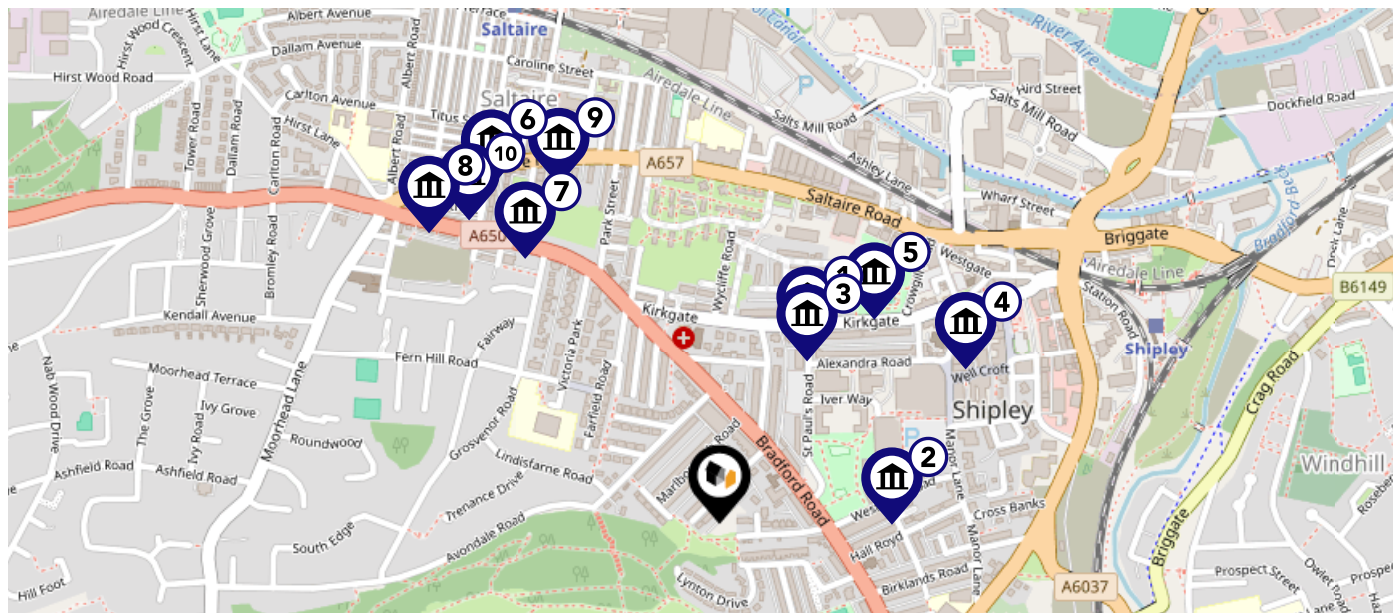
Key:











-  Power Pylons
-  Communication Masts

Maps

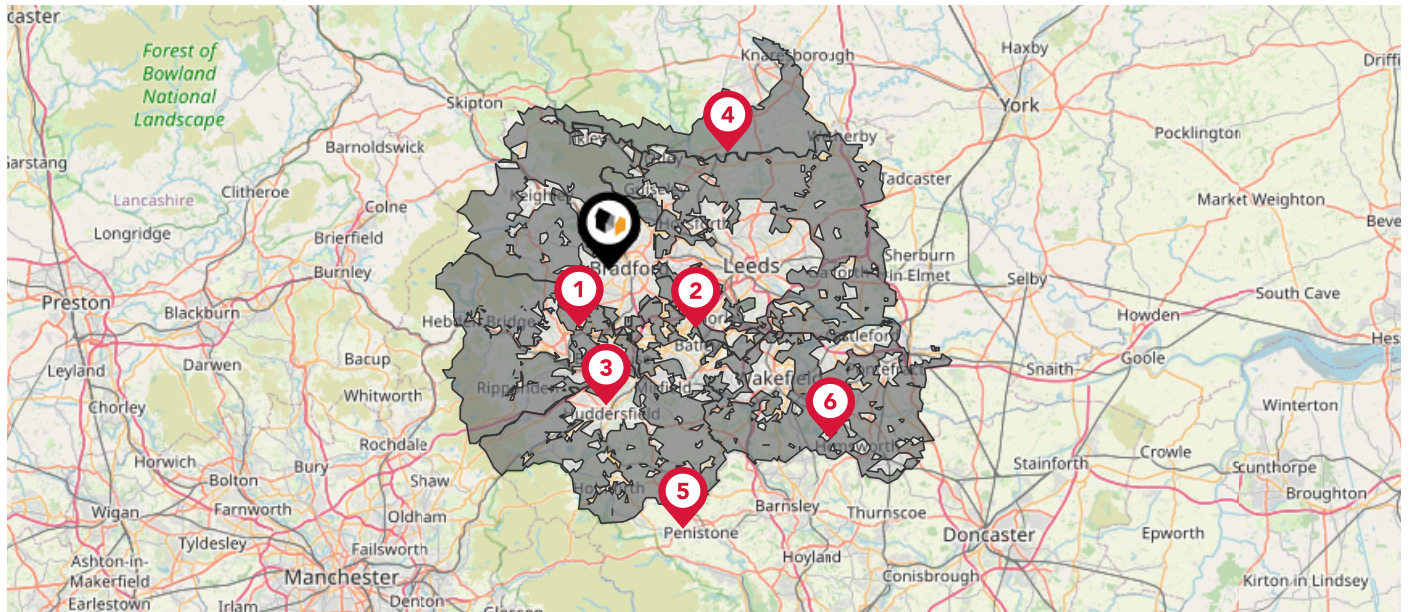
Listed Buildings

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



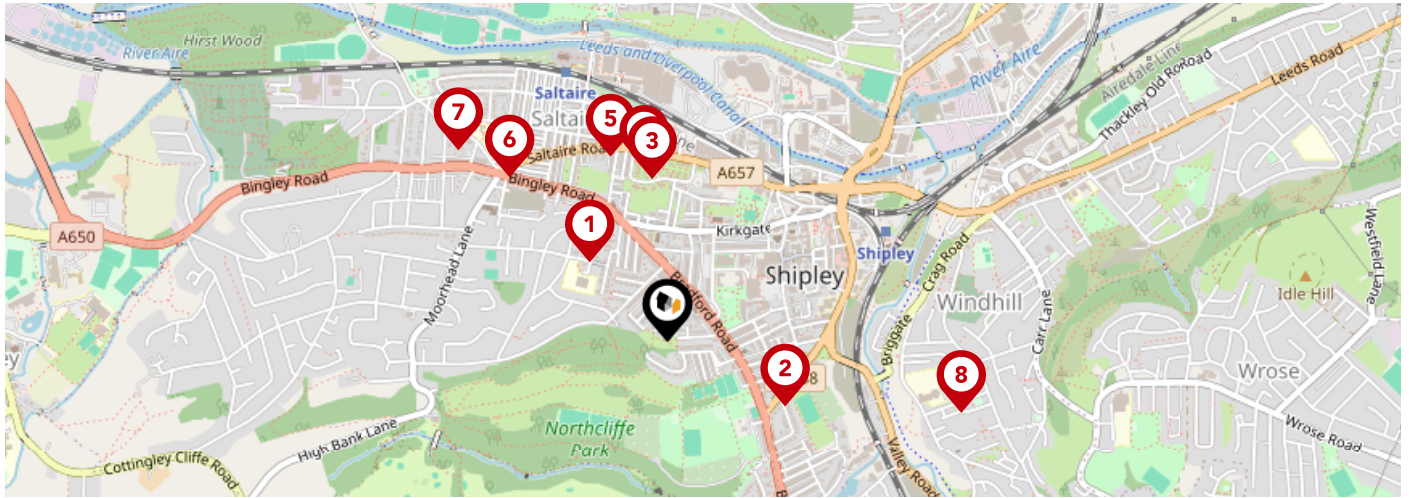
Listed Buildings in the local district	Grade	Distance
 1133546 - Church Of St Paul	Grade II	0.2 miles
 1133529 - Westcliffe Road Methodist Chapel	Grade II	0.2 miles
 1133547 - Gates And Gate Piers To Church Of St Paul	Grade II	0.2 miles
 1300902 - Manor Lane Wesleyan Reformed Church Including Number 21	Grade II	0.3 miles
 1465488 - Shipley War Memorial	Grade II	0.3 miles
 1199992 - 19-26, George Street (see Details For Further Address Information)	Grade II	0.4 miles
 1133561 - Numbers 50-64 Including Railings And Piers To Bingley Road	Grade II	0.4 miles
 1133580 - 12, 13, 14 And 15, Jane Street	Grade II	0.4 miles
 1314204 - 52-61, Titus Street	Grade II	0.4 miles
 1300988 - 1-5, Fern Place	Grade II	0.4 miles

This map displays nearby areas that have been designated as Green Belt...

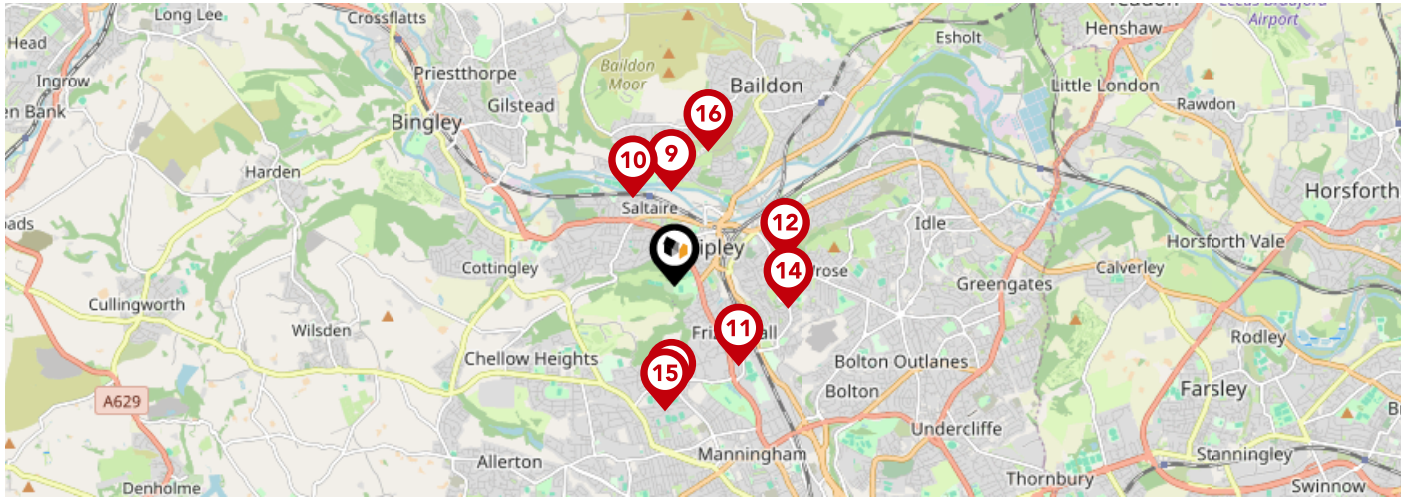










Nearby Green Belt Land

-  South and West Yorkshire Green Belt - Bradford
-  South and West Yorkshire Green Belt - Leeds
-  South and West Yorkshire Green Belt - Calderdale
-  South and West Yorkshire Green Belt - Harrogate
-  South and West Yorkshire Green Belt - Kirklees
-  South and West Yorkshire Green Belt - Wakefield



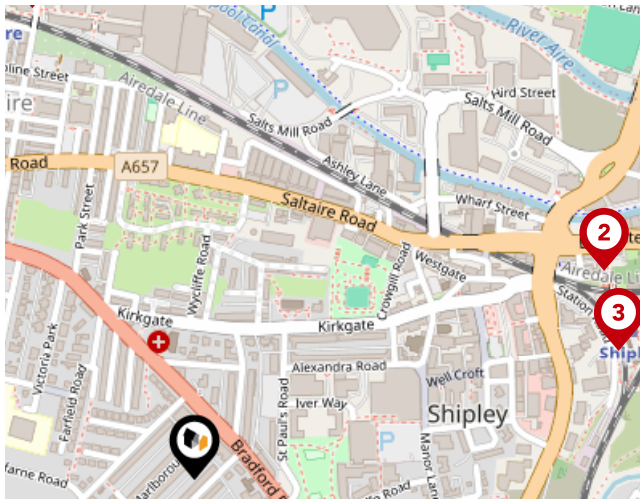
		Nursery	Primary	Secondary	College	Private
1	St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shipley CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	High Crag Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Baidon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Frizinghall Primary School Ofsted Rating: Good Pupils: 416 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ Church Church of England Academy Ofsted Rating: Good Pupils: 194 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heaton St Barnabas' CofE Aided Primary School Ofsted Rating: Good Pupils: 401 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Low Ash Primary School Ofsted Rating: Good Pupils: 477 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's and St Joseph's Catholic College, A Voluntary Academy Ofsted Rating: Good Pupils: 1784 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

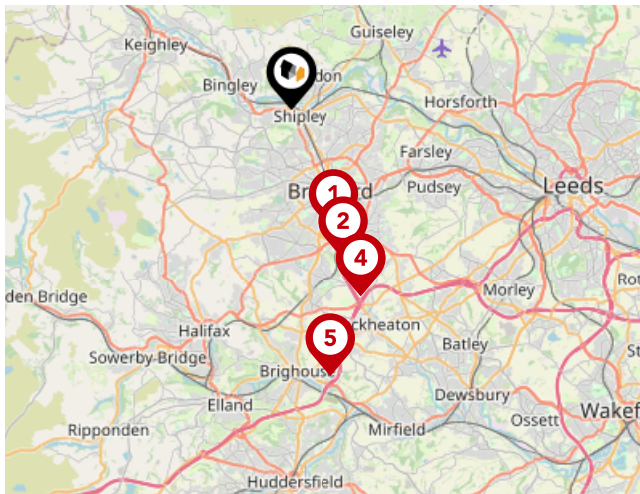
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltire Rail Station	0.54 miles
2	Shipley Rail Station	0.5 miles
3	Shipley Rail Station	0.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M606 J3	4.51 miles
2	M606 J2	5.51 miles
3	M606 J1	6.96 miles
4	M62 J26	6.98 miles
5	M62 J25	9.44 miles

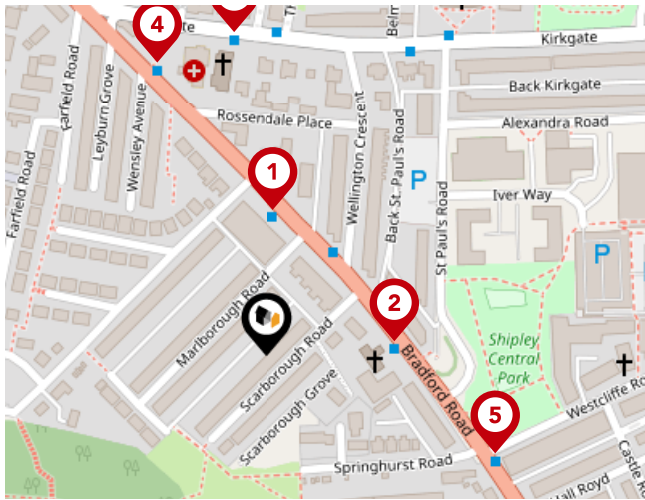


Airports/Helipads

Pin	Name	Distance
1	Leeds Bradford Airport	5.74 miles
2	Manchester Airport	37.93 miles
3	Teesside Airport	49.15 miles
4	Finningley	39.94 miles

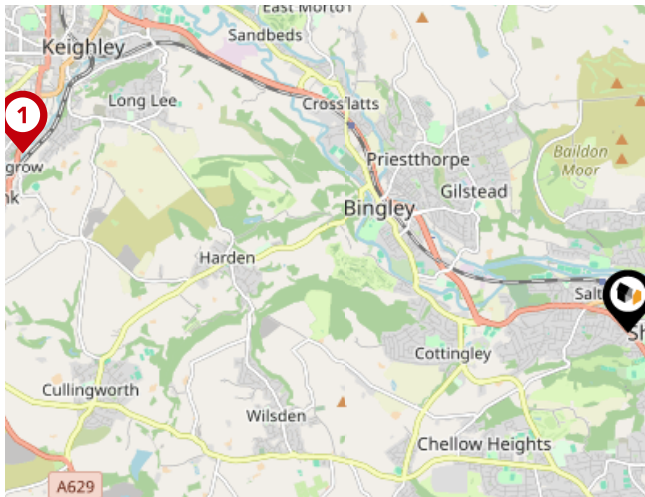
Area

Transport (Local)



Bus Stops/Stations

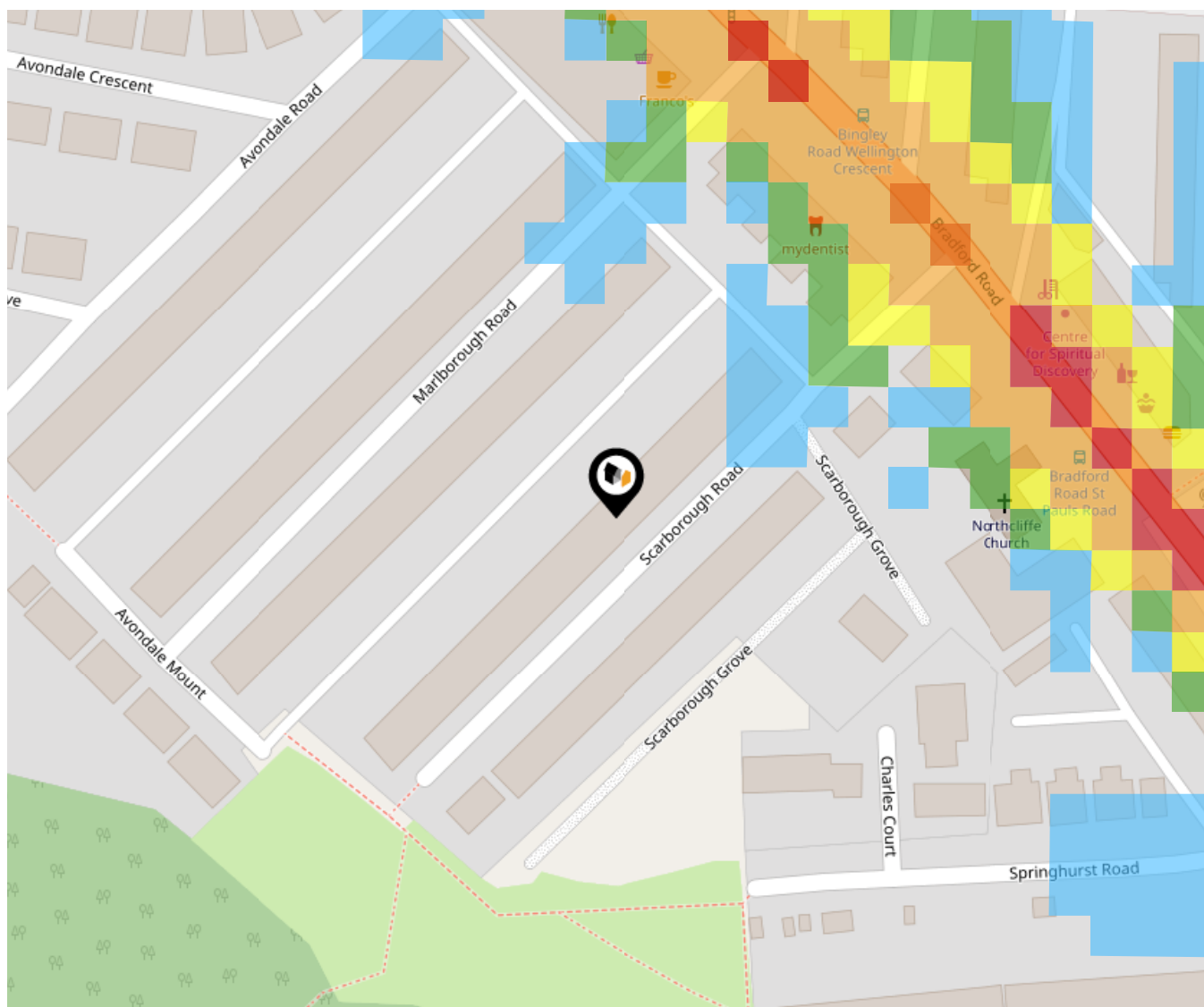
Pin	Name	Distance
1	Avondale Road	0.08 miles
2	Shipley Central Park	0.07 miles
3	Shipley Hospital	0.18 miles
4	Kirkgate	0.17 miles
5	Shipley Central Park	0.14 miles



Local Connections

Pin	Name	Distance
1	Ingrow West (Keighley & Worth Valley Railway)	5.52 miles
2	Damems (Keighley & Worth Valley Railway)	5.77 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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