



## 57 St Pauls Road, Shipley, West Yorkshire BD18 3EW

- A substantial, bay fronted three bedroom through terraced home
- Gardens, garage and off road parking
- Offered for sale with no onward chain
- Character features alongside contemporary fixtures and fittings
- Superb location within close proximity to both Saltaire & Shipley centres and train links
- Viewings are highly recommended
- Much improved in recent years
- Three floors of accommodation plus useful cellars

Offers Over **£215,000 Freehold**



## 57 St Pauls Road, Shipley, West Yorkshire BD18 3EW

### DESCRIPTION

Having been much improved in recent years, this substantial, bay fronted three bedroom through terraced home provides well proportioned accommodation arranged over three floors together with a sizeable basement, pleasant gardens, garage and off road parking located to the rear.

Combining a pleasing mix of period features and contemporary fixtures and fittings, the property is fitted with a gas fired central heating system and in brief comprises: Entrance lobby, entrance hall with stairs providing access to the first floor accommodation, spacious living room with feature bay window, large dining kitchen with a comprehensive range of stylish wall and base units and granite working surfaces, integral hob and oven and inset sink unit with mixer tap. At first floor level there are two double bedrooms and an impressive bathroom with four piece suite comprising bath, tiled shower enclosure with rain head shower fitting, low suite w.c, vanity hand basin and attractive floor and wall tiling.

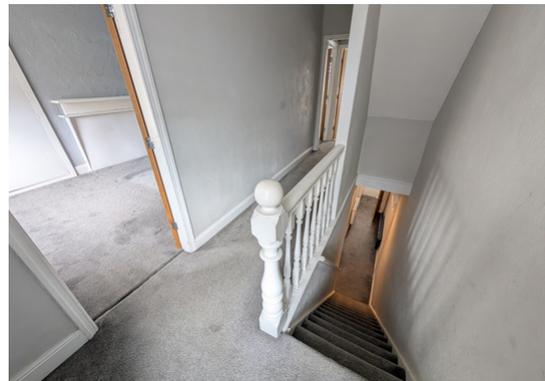
At second floor level there is a large overall attic bedroom with velux roof window and eaves storage.

The property also benefits from having a large cellar space with its own independent entrance to the rear, which would provide an ideal opportunity for further conversion subject to the necessary consents.

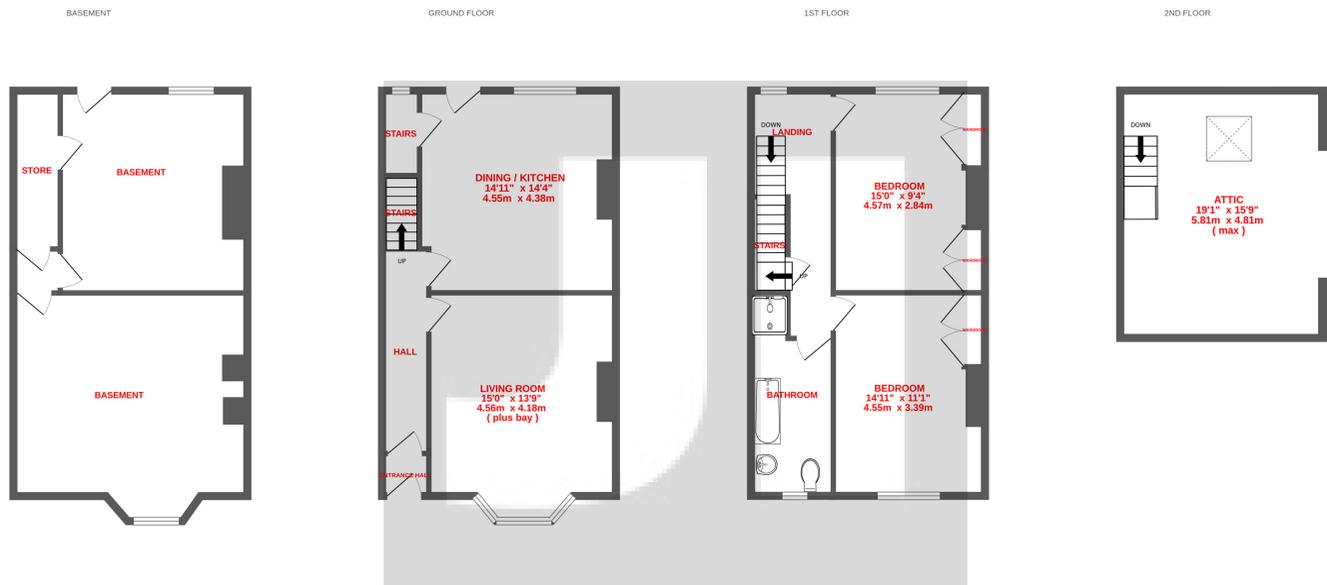
Externally the property benefits from having a good sized garden frontage and a larger enclosed lawned rear garden leading to a detached garage with forecourt parking for one vehicle and gated access to the rear.

Situated in a highly convenient locality that is ideally placed for a range of localised amenities in Shipley Town Centre including a range of shops, supermarket, swimming baths and other leisure facilities and excellent transport links.

No chain.

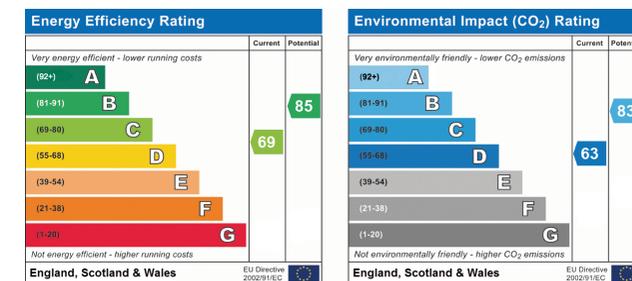






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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