



51 Clifton Place, Shipley, West Yorkshire BD18 2AB

- Impressive three bedroom terraced home in this sought after and convenient location
- Rear garden with open aspect and pleasant view
- Ideally suited to a first time buyer
- Well proportioned accommodation with stylish fixtures and fittings
- Gas fired central heating and uPVC double glazing
- Viewings are highly recommended
- Master bedroom with ensuite shower facility
- Well placed for access to Shipley, Saltaire and Bradford Centres and nearby train links

£175,000 Freehold



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DESCRIPTION

We are pleased to offer for sale this well presented three bedroom stone built inner terrace that pleasantly and conveniently situated near to Shipley Town Centre.

The property is nicely positioned within a cul-de-sac locality and is well placed for an excellent and broad range of amenities Shipley Town Centre, including shops, supermarkets, leisure facilities, well regarded schools, transport links and in particular Shipley railway station which provides regular and direct access to the large business centres of Leeds and Bradford. Northcliffe park is a popular recreation area that is also within close proximity.

The accommodation provides a gas fired central heating system and Upvc double glazing and comprises in brief:-Living room, good sized dining kitchen with with access to a useful storage cellar, first floor double bedroom and single bedroom, house bathroom with stylish suite in white.

A staircase from the first floor landing leads to a converted loft space, which forms an excellent master bedroom space being open plan to an impressive en suite shower room facility.

Externally the property has a pleasant rear garden/yard that is paved and enjoys an open aspect and in addition the property has a smaller garden frontage onto Clifton Place.

Being of interest to a first time buyer, we would urge an early enquiry and viewing appointment.

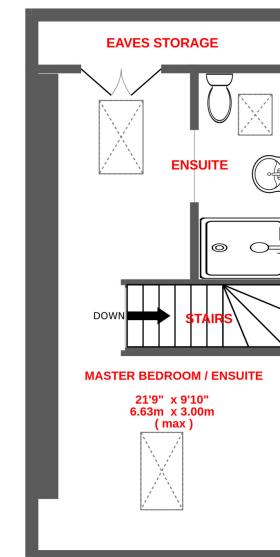
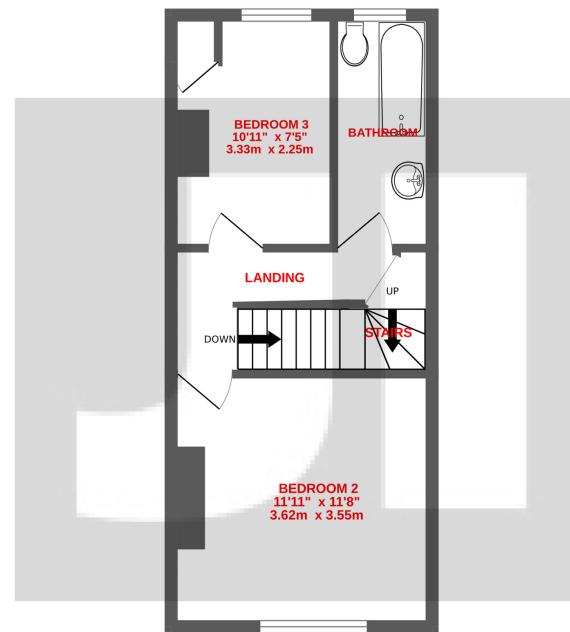
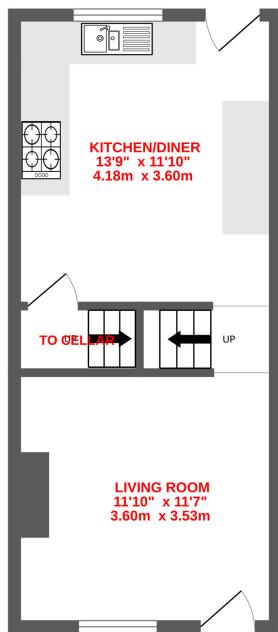




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.

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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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00