

FOR SALE

£175,000 Freehold



## 35 Wycliffe Road, SHIPLEY. BD18 3ND

- Stone Built End Terrace - 2 Double Bedrooms
- Gas Central Heating - Double Glazing
- Lounge with Bay Window - Dining Kitchen
- Useful Store/Utility - Cellar
- Gardens - Close to Amenities in both Saltaire & Shipley
- Perfect for First Time Buyer



## PROPERTY DESCRIPTION

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**\*\* Calling all First Time Buyers and Investors \*\*** Stone built mid terrace ideally placed for amenities in both Saltaire and Shipley, including the bus and rail network. Benefiting from gas central heating and UPVC double glazing. Briefly comprises; entrance, spacious lounge, dining kitchen and store/utility area to the ground floor. Useful cellar rooms. Two double bedrooms and bathroom to the first floor. Outside, there are gardens to the front and rear. Ideal for First Time buyer or Investors. Council tax Band A



## ROOM DESCRIPTIONS

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### Entrance

Part glazed entrance door to the front, radiator and laminate floor. Stairs to the first floor.

### Lounge

Double glazed bay window to the front and radiator. Electric fire having a wooden surround. Coved ceiling and wall light points.

### Dining Kitchen

Range of shaker style base and wall units having a wood effect work surface over. Stainless steel sink unit mixer tap. Electric hob and oven. Plumbing for washing machine. Double glazed window and door to the rear. Access to cellar. Access into store room/utility which houses the Vokera gas boiler which was installed approx 2022.

### Cellar

Useful cellar. Consumer unit and electric meter. Window, power and light.

### First Floor

#### Landing

Giving access to ..

#### Bedroom 1

Double glazed window to the front, radiator and built in wardrobe.

#### Bedroom 2

Double glazed window to the rear, radiator and coved ceiling.

### Bathroom

3 piece suite in white comprising of Jacuzzi style bath with mixer shower over, corner sink unit with storage and low level w.c. Radiator, tiled walls, hardwood double glazed window and access to the loft space.

### Outside

#### Gardens

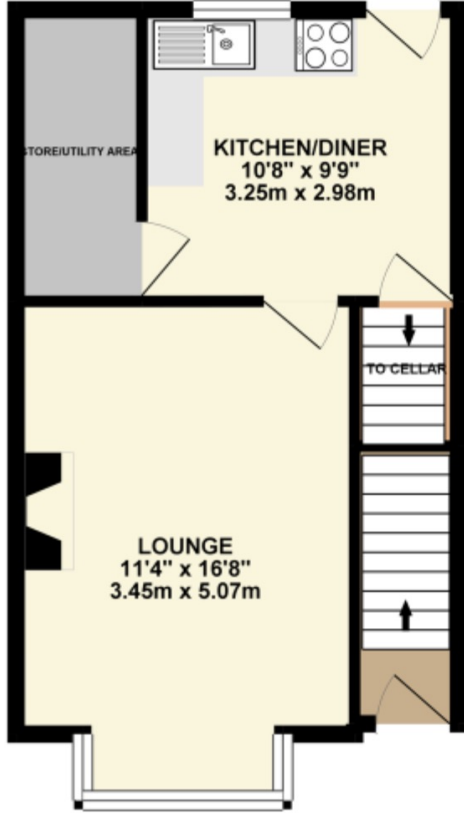
Enclosed garden to the front having hedge and fence boundaries and pebbled area. To the rear there is an enclosed pebbled garden having stone and fence boundaries with gated access to the rear.



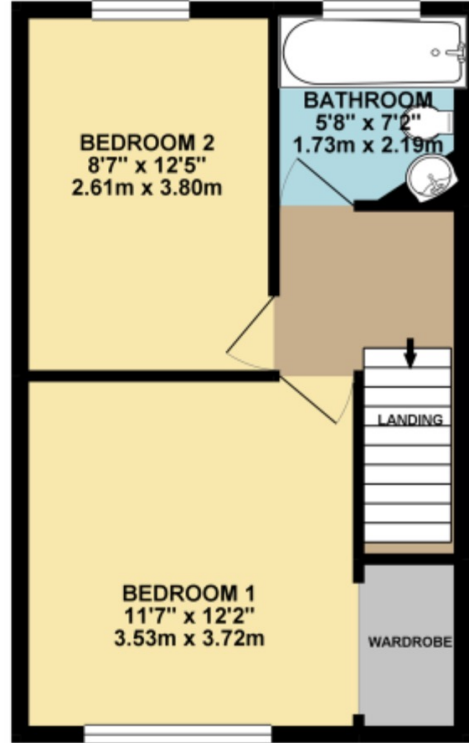
# FLOORPLAN & EPC



GROUND FLOOR 379.24 sq. ft.  
( 35.23 sq. m. )



1ST FLOOR 365.30 sq. ft.  
( 33.94 sq. m. )



TOTAL FLOOR AREA : 744.54 sq. ft. ( 69.17 sq. m. ) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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