

REDUCED

£425,000 Freehold



17 Farfield Road, Shipley, West Yorkshire. BD18 4QP

- Stone Built Edwardian Semi Detached - 6 Bedrooms
- Gas Central Heating - 2 Large Reception Rooms
- Large Basement Rooms that could be a Self Contained Flat or Further Accommodation
- Shared Driveway - Gardens & Garage
- Close to Amenities in both Saltaire & Shipley
- In Need of Modernisation



PROPERTY DESCRIPTION

Substantial Edwardian stone built semi detached situated in a sought after location in Shipley. Close to amenities in both Saltaire and Shipley including the bus and rail links. Situated over 4 floors, the property boasts approx 2700 sqft of accommodation including the basement rooms. The property would benefit from a program of modernisation and boasts a wealth of character and charm. Briefly comprises; spacious entrance hall, two large reception rooms and separate kitchen to the ground floor. The lower ground floor could have a variety of uses, subject to the necessary planning consents, including separate basement flat or teenager/Grandparents annex etc. To the first floor, there are three good sized bedrooms, bathroom and separate w.c. Three further bedrooms and store room to the second floor. Outside, there are gardens to the front and rear with shared driveway to the side. Internal viewing is essential to appreciate the size of the accommodation on offer. Council tax band E.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door to the front with feature stained glass window above. Sash window to the front having feature stained glass and a secondary glazed unit. Stairs to the first floor and access down to the basement level. Coved ceiling, picture rail and radiator.

Reception Room 1

Bay window to the front having feature stained glass and some units having secondary glazing. Delph rack, coved ceiling, radiator and television point. Open grate fireplace set on a tiled hearth and having a wooden surround.

Reception Room 2

Bay window to the rear having feature stained glass and some units having secondary glazing. Coved ceiling, picture rail, and radiator. Open grate fireplace set on a tiled hearth and having a tiled surround.

Kitchen

Range of base and wall units having a complementary work surface over. Stainless steel sink with mixer tap. Gas cooker point. Sash window to the rear. Built in cupboards and drawers. Radiator and part tiled walls.

Lower Ground Floor

Basement Room 1

Currently used as an open plan living kitchen for a Lodger. Sash window to the front. Stainless steel sink with mixer tap. Original fire surround Built in cupboards and plumbing for washing machine.

Basement Room 2

Power and light

Basement Room 3

Worcester gas boiler. Low level w.c. In white. Window to the side. Power and light.

Basement Room 4

Window to the side. Stone shelving. Consumer unit and electric meter. Light.

First Floor

Landing

Sash window to the side having leaded stained glass. Stairs to the second floor and radiator.

Bedroom 1

Sash window to the front, radiator and coved ceiling. Cast iron original fireplace.

Bedroom 2

Sash window to the rear, radiator and coved ceiling. Fireplace.

Bedroom 3

Leaded sash window to the front and radiator.

Bathroom

2 piece suite in white comprising of cast iron bath with electric shower over and pedestal wash hand basin. Sash window to the rear having feature stained glass. Part tiled walls and built in cupboard. Radiator.

Seperate W.C

Low level w.c.

Second Floor

Landing

Sash window to the side. Access to the roof space. Large walk in cupboard having light and under eaves storage.

Bedroom 4

Skylight and radiator.

Bedroom 5

Dormer window to the front, radiator and under eaves storage.

Bedroom 6

Velux window to the rear (new in 2022), radiator and under eaves storage.

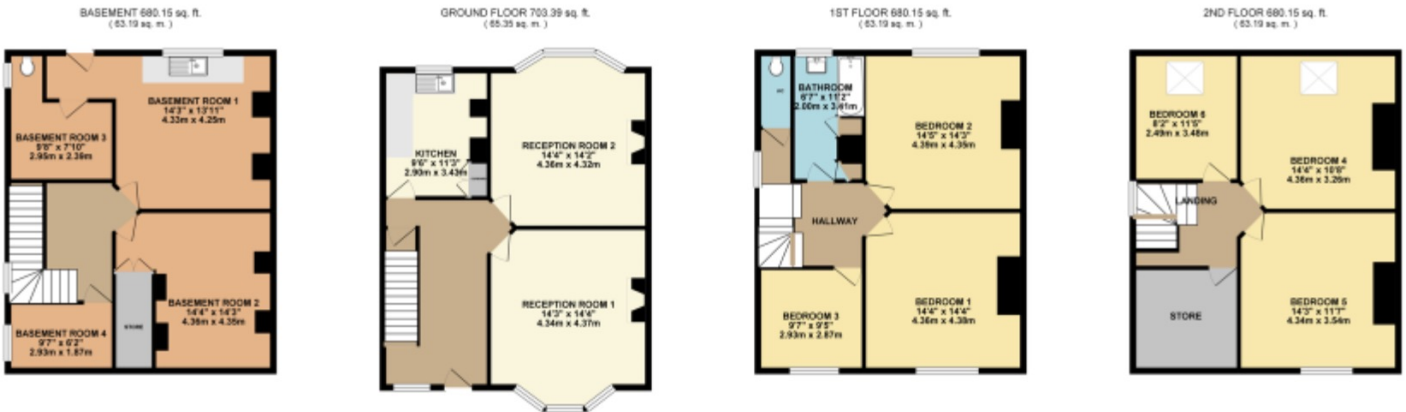
Outside

Gardens

Enclosed lawned area to the front with patio area. Stone boundaries and gated access. Tree and shrub borders. To the rear, the garden is mainly lawned with mature fruit trees and bushes. Stone and fence boundaries. Patio area and paved walkways. Garage having an up and over door with shared driveway to the side. Please note that the garage door is currently not in working order.

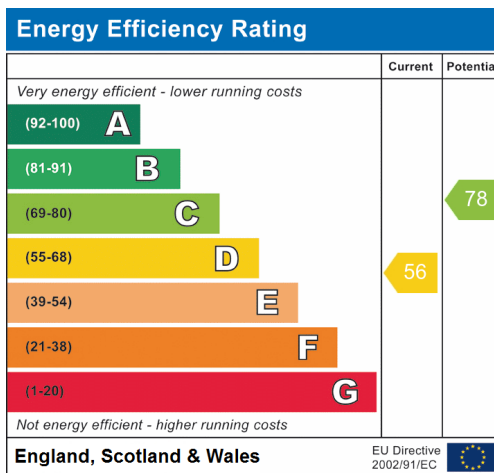


FLOORPLAN & EPC



TOTAL FLOOR AREA : 2743.84 sq. ft. (254.91 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 areas 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.
Made with Metropix ©2023



Sales Branch
 55, Bingley Road, Shipley, BD18 4SB
 01274 592280
 saltaire@kmmmaxfield.com