

FOR SALE

Offers Over £250,000 Freehold



# 12 Marlborough Road, ShIPLEY, West Yorkshire. BD18 3NX

- Stone Built Mid Terrace - 3 Double Bedrooms
- Gas Central Heating - Double Glazing
- Lounge - Dining Room - Modern Kitchen
- Enclosed Rear Garden
- Ideally Placed for Amenities inc Bus & Rail Links



## PROPERTY DESCRIPTION

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Well presented stone built terrace in a sought after area in Shipley. 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 hall, lounge, dining/sitting room and kitchen to the ground floor. Two double bedrooms and bathroom to the first, with double bedroom and en-suite to the second. Outside, there is a garden area to the front and enclosed garden to the rear, with decked, patio and lawned area. Internal viewing is essential to appreciate the accommodation on offer.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door with window above. Radiator and stairs to the first floor.

### Lounge

Double glazed bay window to the front, radiator and coved ceiling. Living flame gas fire having a wooden surround. Television point.

### Dining Room/Sitting Room

Double glazed window to the rear, wooden floor and radiator. Under stairs cupboard. Cast iron feature fireplace.

### Kitchen

Range of cream high gloss base and wall units having a complimentary work surface over. 1 1/2 bowl sink unit with mixer tap. Double electric oven, gas hob and extractor hood. Double glazed windows to the side and rear. Door to the side and radiator. Integral fridge/freezer. Integral washing machine. Ideal boiler installed approx 2016 and is serviced annually.

### First Floor

#### Landing

Stairs to the second floor

#### Double Bedroom 1

Double glazed window to the front, radiator and under stairs cupboard/wardrobe

#### Double Bedroom 2

Double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls and part wood panelled walls. Radiator, double glazed window to the rear and built in cupboard

### Second Floor

#### Double Bedroom 3

Velux window and radiator. Walk in wardrobe/cupboard.

#### En-Suite Shower Room

2 piece suite in white comprising of semi pedestal wash hand basin and low level w.c. Step in shower. Heated towel rail and Velux window.

### Outside

#### Gardens

Garden frontage having mature planting of flowers and shrubs.

To the rear, there is an enclosed garden having decked, lawned and patio areas. Fence and stone boundaries. Gated access to the rear. Outside electric point and cold water tap. Tree and shrub border.



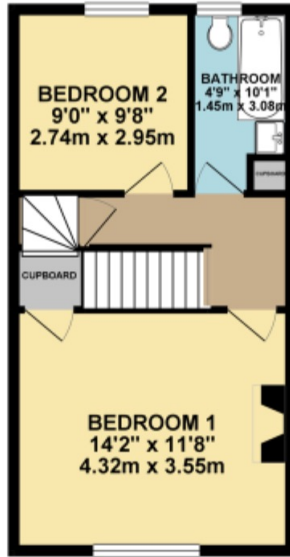
# FLOORPLAN & EPC



**GROUND FLOOR** 498.78 sq. ft.  
( 46.34 sq. m. )



**1ST FLOOR** 392.64 sq. ft.  
( 36.48 sq. m. )



**2ND FLOOR** 296.90 sq. ft.  
( 27.58 sq. m. )



TOTAL FLOOR AREA: 1188.31 sq. ft. ( 110.40 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 listed 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>	46	
(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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