

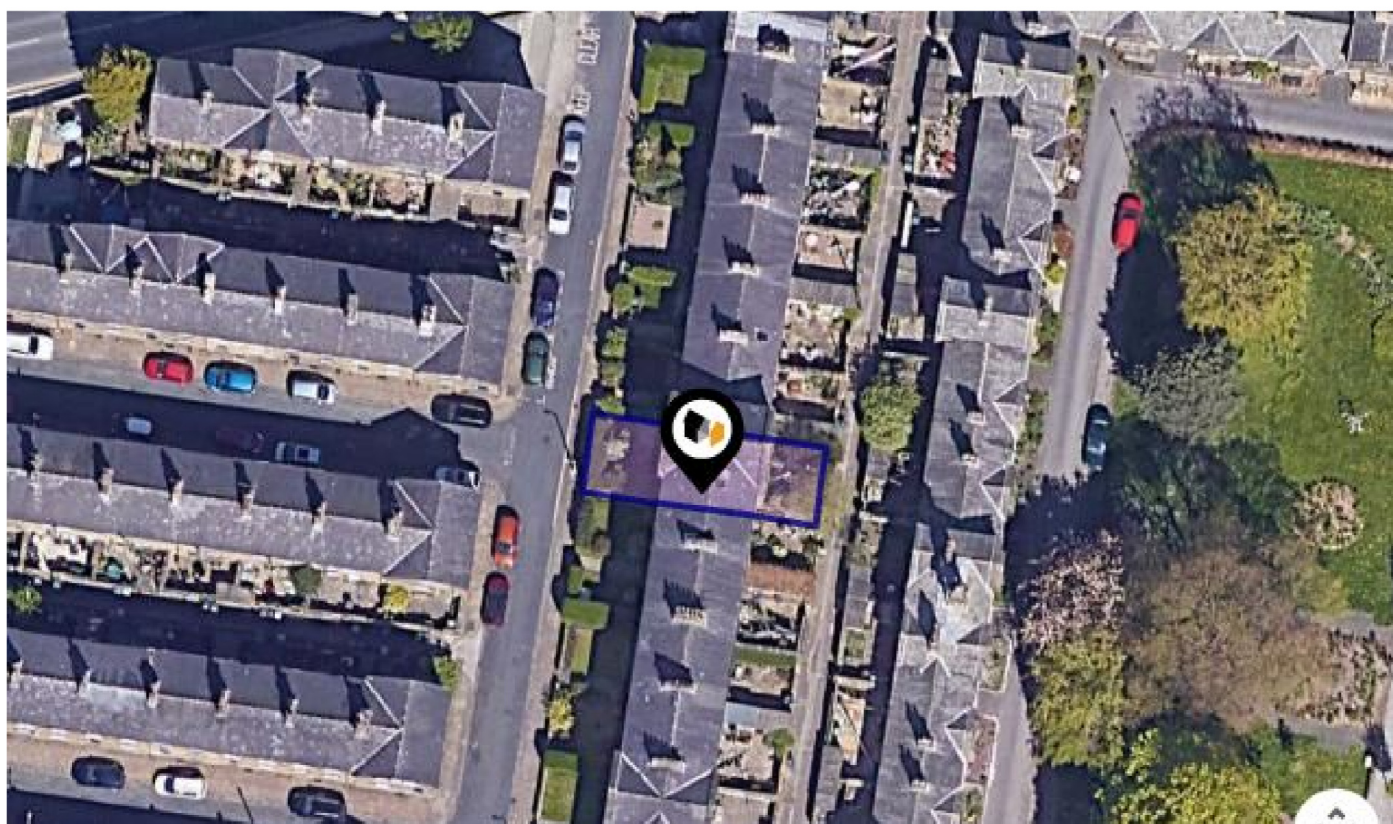


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 14th March 2025



12, GEORGE STREET, SHIPLEY, BD18 3EZ

KM Maxfield

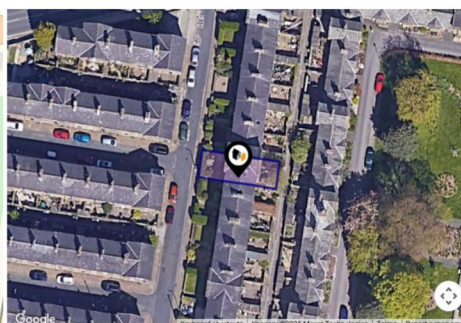
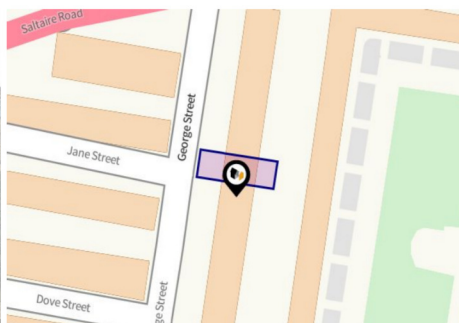
KM Maxfield Estate Agents, 55 Bingley Road, Saltaire, BD18 4SB

01274 592280

saltaire@kmmaxfield.com

www.kmmaxfield.com





Property

Type: Terraced
Bedrooms: 3
Plot Area: 0.03 acres
Council Tax : Band B
Annual Estimate: £1,599
Title Number: WYK71660
UPRN: 100051282846




Last Sold Date: 24/08/2006
Last Sold Price: £211,500
Tenure: Freehold

Local Area

Local Authority: Bradford
Conservation Area: Saltaire
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

| | | |
|---|---|---|
| 12 mb/s | 227 mb/s | 1800 mb/s |
|  |  |  |

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *12, George Street, Shipley, BD18 3EZ*

| Reference - 01/00032/LBC |
|---|
| Decision: Granted |
| Date: 14th December 2000 |
| Description: Installation of sash windows and replacement of mullion to front of dwelling |

| Reference - 96/01634/LBC |
|---|
| Decision: Granted |
| Date: 04th June 1996 |
| Description: Replacement of front and rear doors and frames |

| Reference - 06/08548/LBC |
|---|
| Decision: Granted |
| Date: 08th November 2006 |
| Description: Removal of double glazed windows and fitting of new box sash windows to front & rear of property |

Planning records for: **2 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 05/06226/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 18th August 2005 |
| Description: | Replacement of external door and windows to return to original specification |

Planning records for: **3 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 03/04376/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 03rd November 2003 |
| Description: | Replacement of back door of property to original design |

| Reference - 14/04293/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 23rd October 2014 |
| Description: | Internal alterations to include removal of a non-supporting walls and construction of entrance vestibule and railing |

Planning records for: **4 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 17/00869/CLL | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 22nd February 2017 |
| Description: | Conversion of existing damp cellar to habitable room |

Planning records for: **4 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 10/04402/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 31st August 2010 |
| Description: | Replace plain glazing to front first floor window with leaded glass replace front and rear door with 4 panel Saltaire style door |

Planning records for: **5 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 22/04657/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 31st October 2022 |
| Description: | Replace ground floor window to front with slimlite double glazed sliding sash window and back door |

| Reference - 05/00669/LBC | |
|--------------------------|--------------------------------------|
| Decision: | Granted |
| Date: | 01st February 2005 |
| Description: | Replacement of all windows and doors |

Planning records for: **6 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 00/03436/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 03rd November 2000 |
| Description: | Replacement of all windows, back door and fall pipe to front of property |

Planning records for: **6 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 18/04300/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 29th October 2018 |
| Description: | Replacement of window in the vestibule with larger window. Removal of false archway in living room |

Planning records for: **7 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 10/03489/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 12th July 2010 |
| Description: | Internal ground floor alterations to structural walls and kitchen, upgraded cellar with improved access; First floor stair passage width increased, addition of new en-suite shower room |

| Reference - 93/00639/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 05th March 1993 |
| Description: | Replacement window and door to ground floor rear of property and window to first floor |

Planning records for: **8 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 96/01862/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 25th June 1996 |
| Description: | Demolition and reconstruction of unstable chimney stack |

Planning records for: **8 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 04/02274/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 21st May 2004 |
| Description: | Replacement of windows and external doors and internal alterations |

Planning records for: **9 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 90/00161/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 02nd January 1990 |
| Description: | Replacement of windows and front door back to its original style |

| Reference - 97/03624/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 16th December 1997 |
| Description: | Replacement of rear large bathroom window to dwelling in traditional style |

| Reference - 09/03807/CPN | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 11th August 2009 |
| Description: | T1 Goat Willow - Fell - Too large and fast growing |

Planning records for: **9 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 01/03077/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 05th September 2001 |
| Description: | Alteration to return chimney stack to original appearance and design using coursed stone to match |

| Reference - 16/05805/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 11th July 2016 |
| Description: | Replacement of 2 first floor front windows, 2 second floor front windows, 1 second floor rear window and one rear door |

Planning records for: **10 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 96/02190/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 29th July 1996 |
| Description: | Replacement of all exterior doors, door frames and windows plus new flagstones to rear yard |

Planning records for: **11 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 07/03157/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 12th April 2007 |
| Description: | Removal of part of chimney breast and internal works |

Planning records for: **11 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 01/00262/LBC | |
|--------------------------|--------------------------------------|
| Decision: | Granted |
| Date: | 09th January 2001 |
| Description: | Replacement of all windows and doors |

Planning records for: **13 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 96/01637/LBC | |
|--------------------------|-------------------------------------|
| Decision: | Granted |
| Date: | 04th June 1996 |
| Description: | Replacement of front and rear doors |

| Reference - 07/07508/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 21st August 2007 |
| Description: | Replacement front door and windows to rear |

Planning records for: **14 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 97/03283/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 12th November 1997 |
| Description: | Replacement window frames to front and rear elevations |

Planning records for: **14 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 17/06550/LBC | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 28th November 2017 |
| Description: | Conversion of cellar to habitable dry utility space, reinstatement of window and extract fan and replacement of single glazed roof window with modern conservation roof window |

Planning records for: **15 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 03/04610/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 18th November 2003 |
| Description: | Replacement of front and back doors of property to original design, rebuilding of chimney, removal of small window to rear and closure of opening using matching stone, internal and external alterations |

| Reference - 93/00984/LBC | |
|--------------------------|-------------------------------------|
| Decision: | Granted |
| Date: | 05th April 1993 |
| Description: | Installation of replacement windows |

Planning records for: **16 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 06/02420/LBC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 05th April 2006 |
| Description: | Replacement of front and back doors to property |

Planning records for: **16 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 03/04829/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 05th December 2003 |
| Description: | Replacement of windows and doors to original design |

Planning records for: **17 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 00/02750/LBC | |
|--------------------------|---|
| Decision: | Granted |
| Date: | 09th August 2000 |
| Description: | Reinstatement of original doors and windows |

Planning records for: **18 George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 87/02197/FUL | |
|--------------------------|------------------------|
| Decision: | Pending Consideration |
| Date: | 03rd April 1987 |
| Description: | Replacement of windows |

Planning records for: **18A George Street Saltaire Shipley West Yorkshire BD18 3EZ**

| Reference - 24/00505/ADV | |
|--------------------------|--|
| Decision: | Granted |
| Date: | 11th March 2024 |
| Description: | Fascia sign to front elevation plus window signage with lettering and logo to maximum height of 20cm |



KM Maxfield

KM Maxfield is a modern independent estate agency with traditional values. Our office is situated in the 'World Heritage Site' of Saltaire, a beautiful area that we know like the back of our hands. We take pride in providing a personal and professional service. Our expertise expands across residential sales, lettings & property management and auctions, to working alongside financial advisors and conveyancers.

Our philosophy is simple. We keep the lines of communication open. Our experience tells us that being friendly, approachable and offering sound advice, is the only reliable way of building trust. We have an array of awards and titles under our belts including our Director, Karen Maxfield having been the first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.



Karen Maxfield MNAEA – Director

Karen has been a local estate agent for many years where she established a reputation for professional integrity and excellence. In 2005 she won the coveted NAEA Young Estate Agent of the Year Award in association with TTC training and was the 2010 first ever Lady President of the Bradford & District Auctioneers & Estate Agents Association.

Qualified in Level 2 & 3 Sale of Residential Property and is a member of the National Association of Estate Agents. The NAEA was established with the goal of upholding good practice and high professional standards in UK estate agency.

Karen was one of the founding Directors of Maxwells Residential Ltd before deciding to move on and put her own name above the door. She says "We are a modern, forward thinking estate agency which is based on traditional estate agency values. We can make a difference to our clients by providing a professional service that they can trust."

Testimonial 1



Thank you Karen and everybody at Maxfields for making the sale of our flat so easy. Your service help and kindness was very much appreciated. Would recommend Maxfields with no hesitation whatsoever.!

Testimonial 2



"I am writing to thank you for all your help in selling my mums house. We chose Maxfields because we thought your valuation was honest and accurate and you proved us right. You kept us informed every step of the way and have provided a thoroughly professional and caring service."

Testimonial 3



"I would recommend 'Maxfield' estate agents to anyone. I have never met a company so friendly and helpful. We put our house on the market and under a week it had sold. The kindness, help and advice was fantastic from such a warm family business. Many thanks."



/km.maxfield

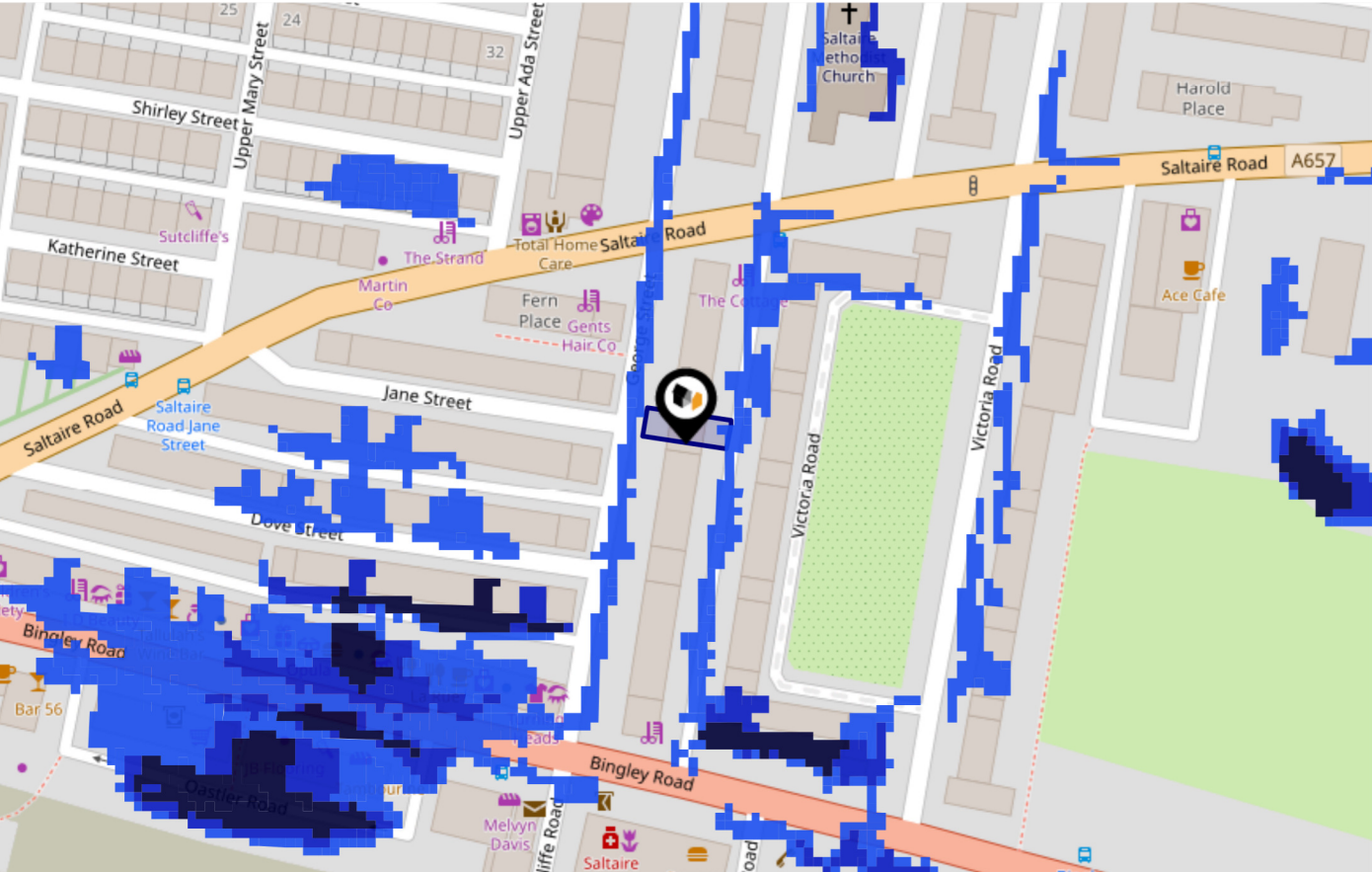


/kmmaxfield

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

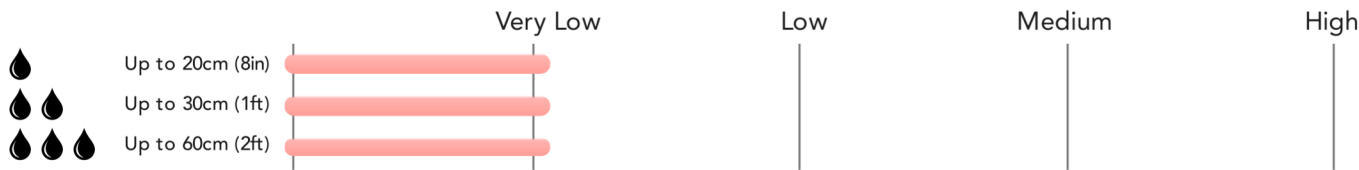


Risk Rating: Very low

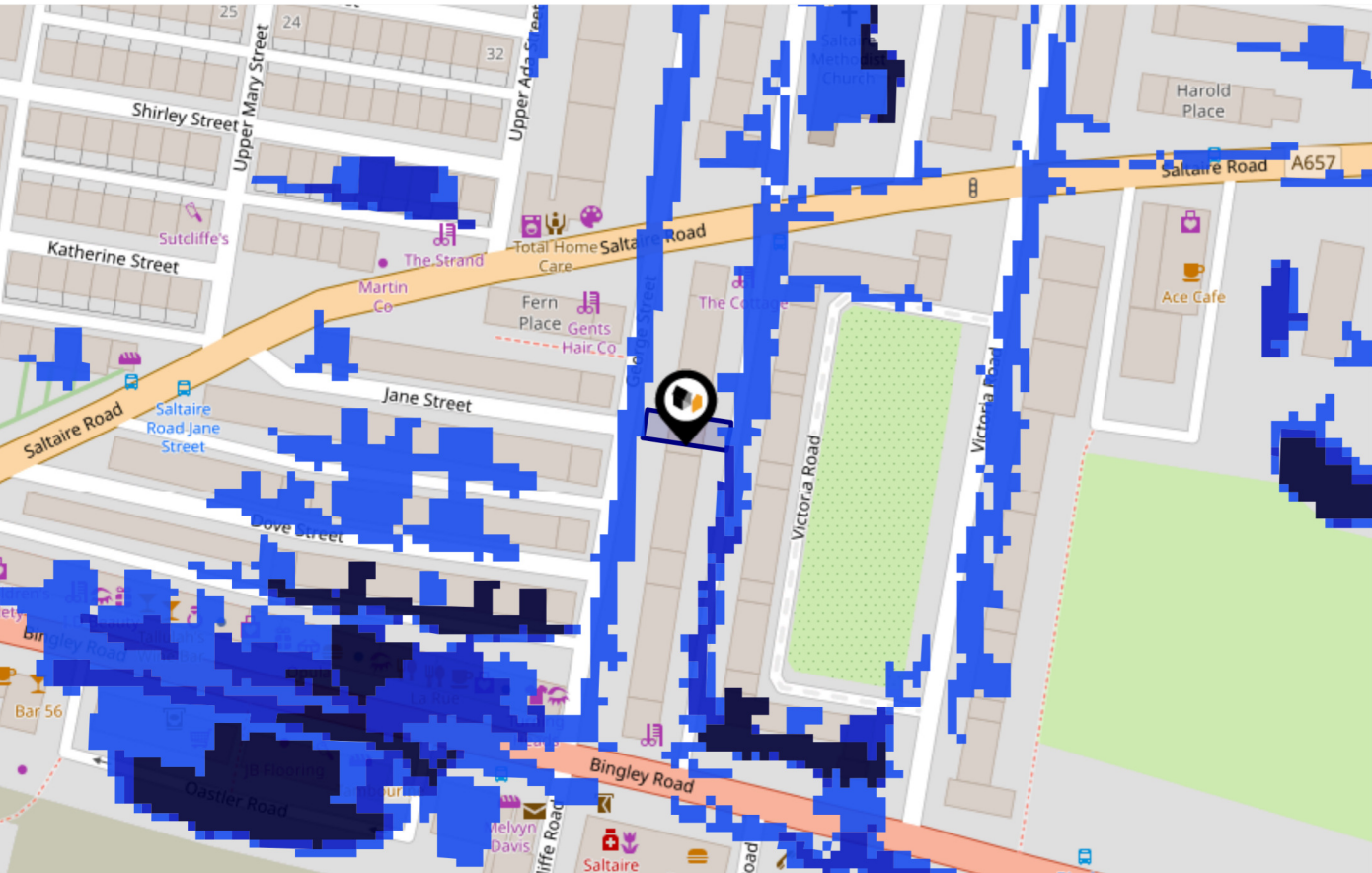
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

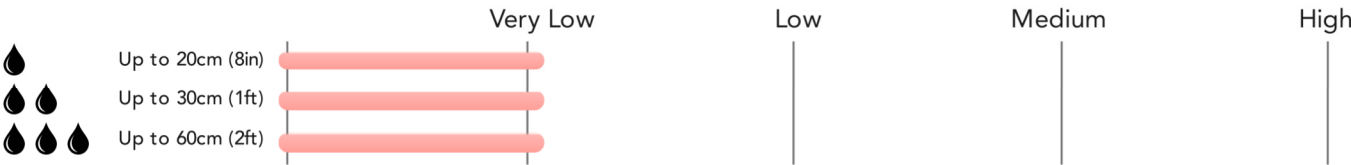


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

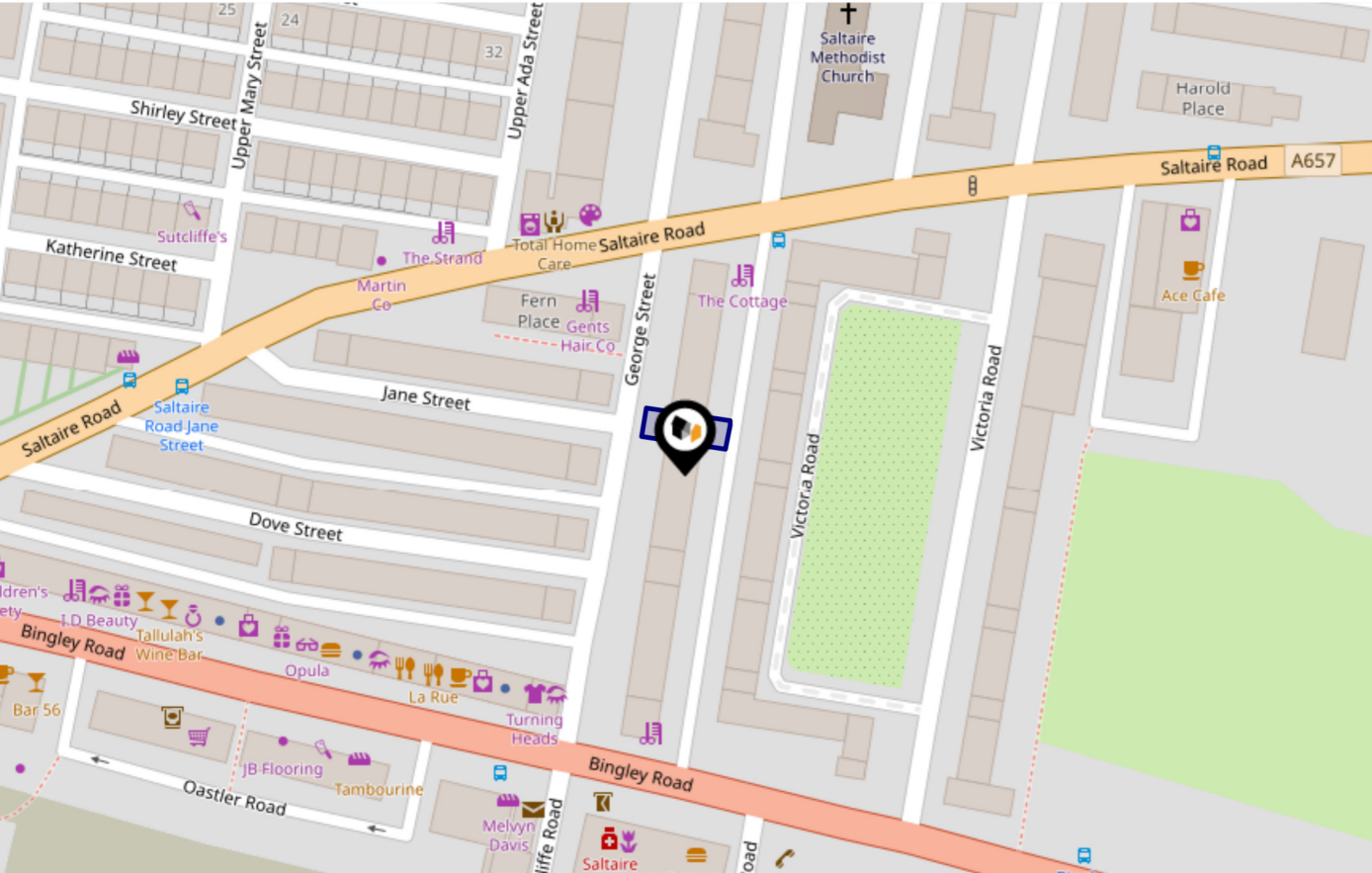
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

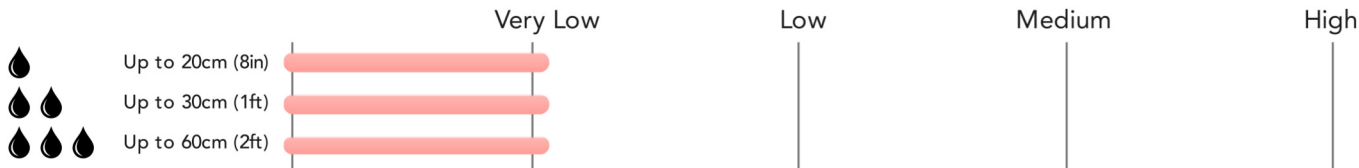


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

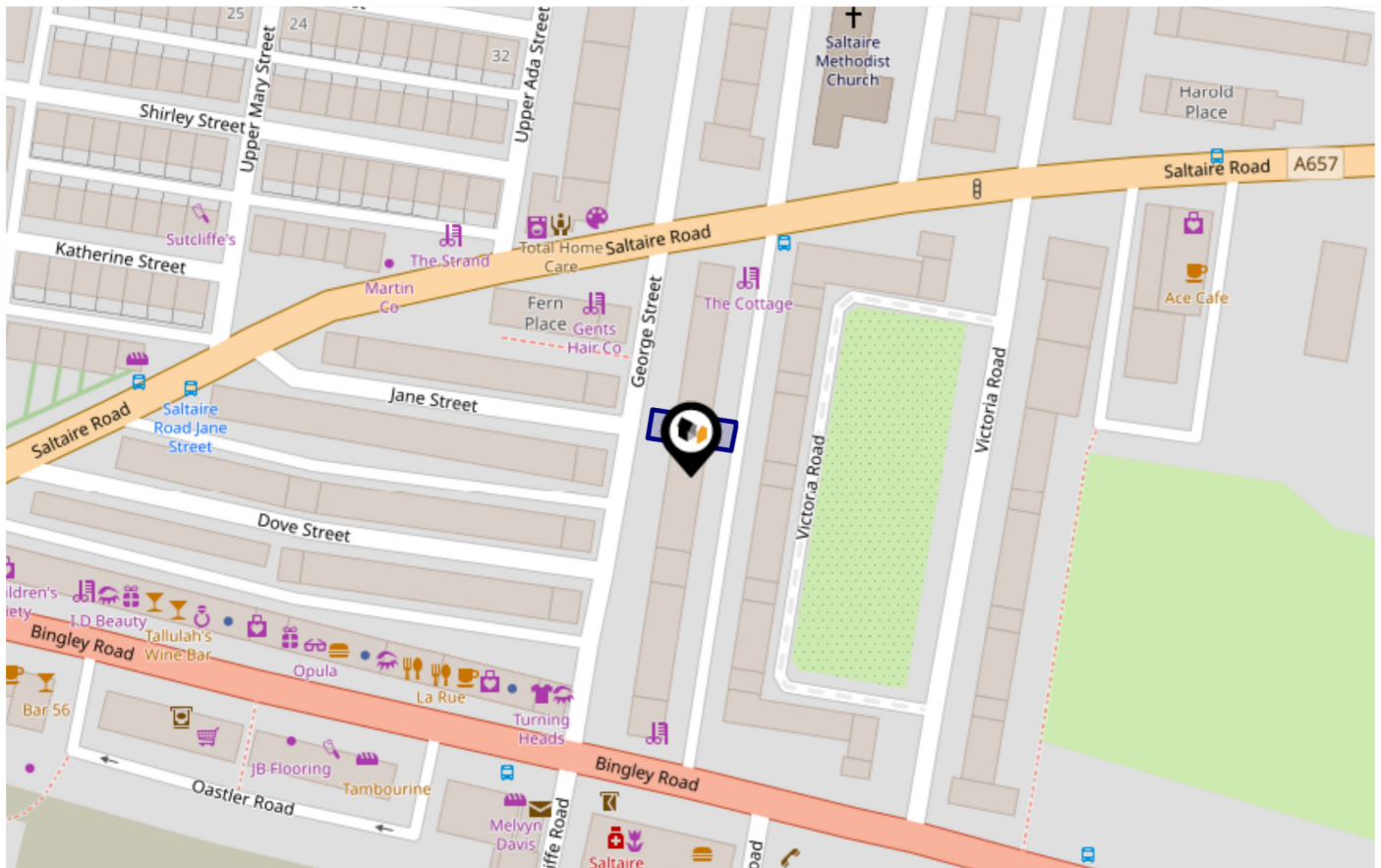
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

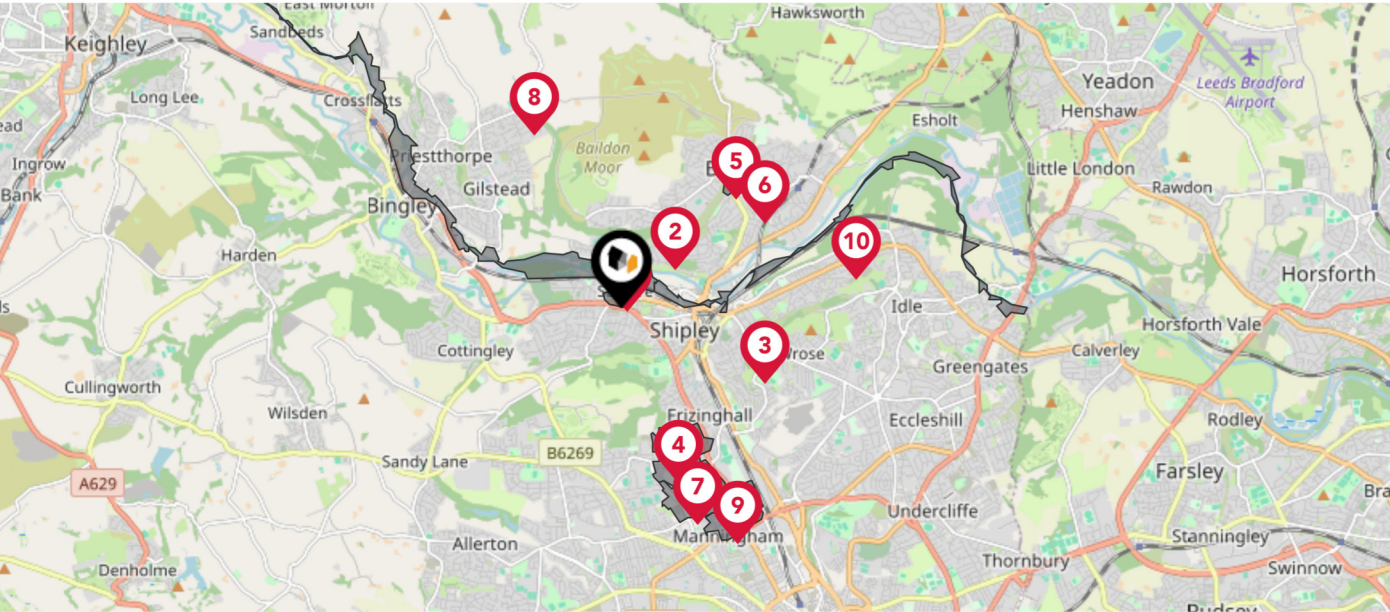
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

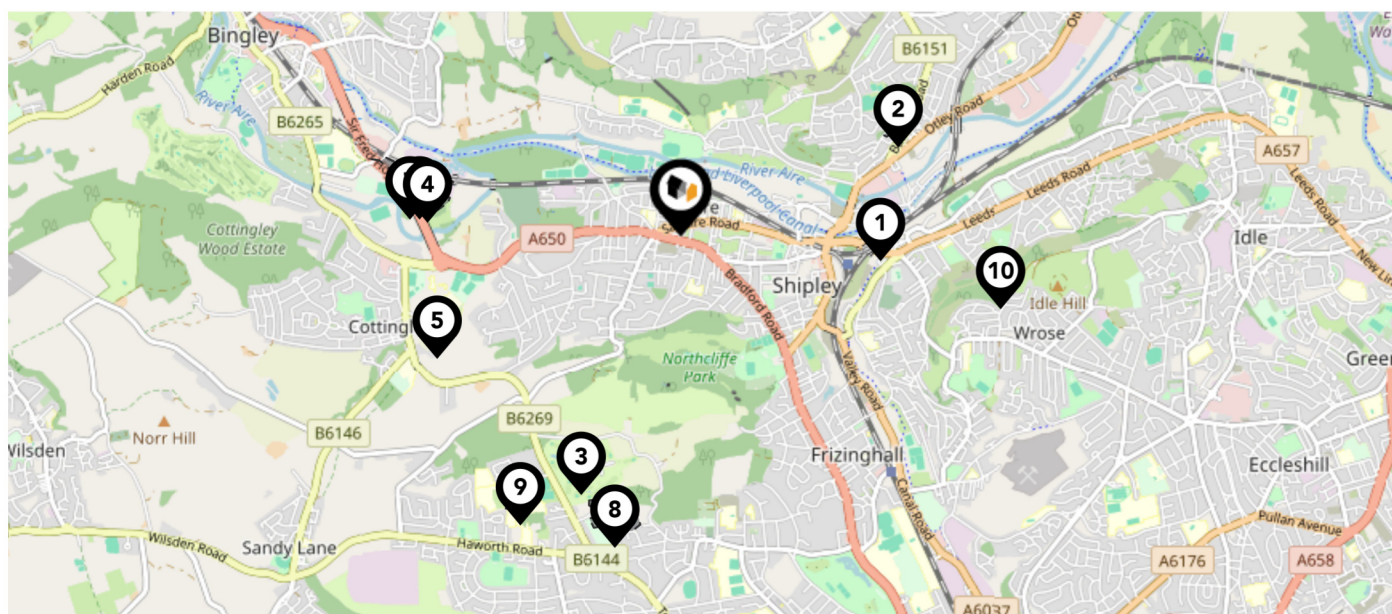


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.























| Nearby Conservation Areas | |
|---------------------------|-----------------------|
| 1 | Saltaire |
| 2 | Baildon Green |
| 3 | Wrose |
| 4 | Heaton Estates |
| 5 | Baildon |
| 6 | Baildon Station Road |
| 7 | North Park Road |
| 8 | Eldwick Beck |
| 9 | St Paul |
| 10 | Leeds Liverpool Canal |

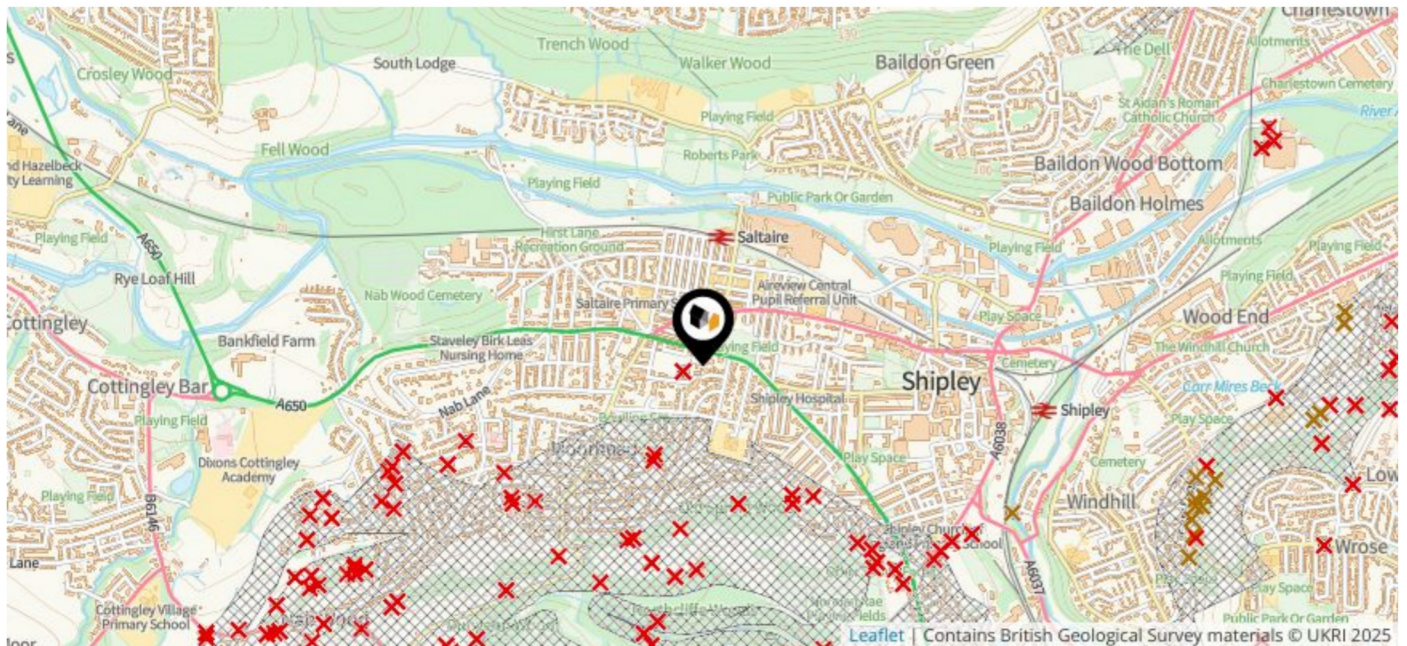
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | |
|---|--|---|
|  | Shipley Gas Holder-Land to the North of Leeds Road, Brigate, Shipley, Known as Gasometer Works | Historic Landfill  |
|  | Ferniehurst Quarry-Baildon Road, Baildon Wood Bottom | Historic Landfill  |
|  | Shay Grange Farm-Off Long Lane, Heaton, Bradford, West Yorkshire | Historic Landfill  |
|  | Dowley Gap-Water Pollution Control Works, Sludge Lagoon, Off Wagon Lane, Bingley | Historic Landfill  |
|  | Nab Wood Grammar School-Cottingley, Bingley | Historic Landfill  |
|  | Dowley Gap-Wagon Lane, Bingley, Yorkshire | Historic Landfill  |
|  | No name provided by source | Active Landfill  |
|  | Weather Royd Quarries-Off Shay Lane, Heaton | Historic Landfill  |
|  | Heaton Moore School No.2-Heaton Moore School, Heaton Moore | Historic Landfill  |
|  | Wrose Brow Road Tip-Shipley, West Yorkshire | Historic Landfill  |

This map displays nearby coal mine entrances and their classifications.



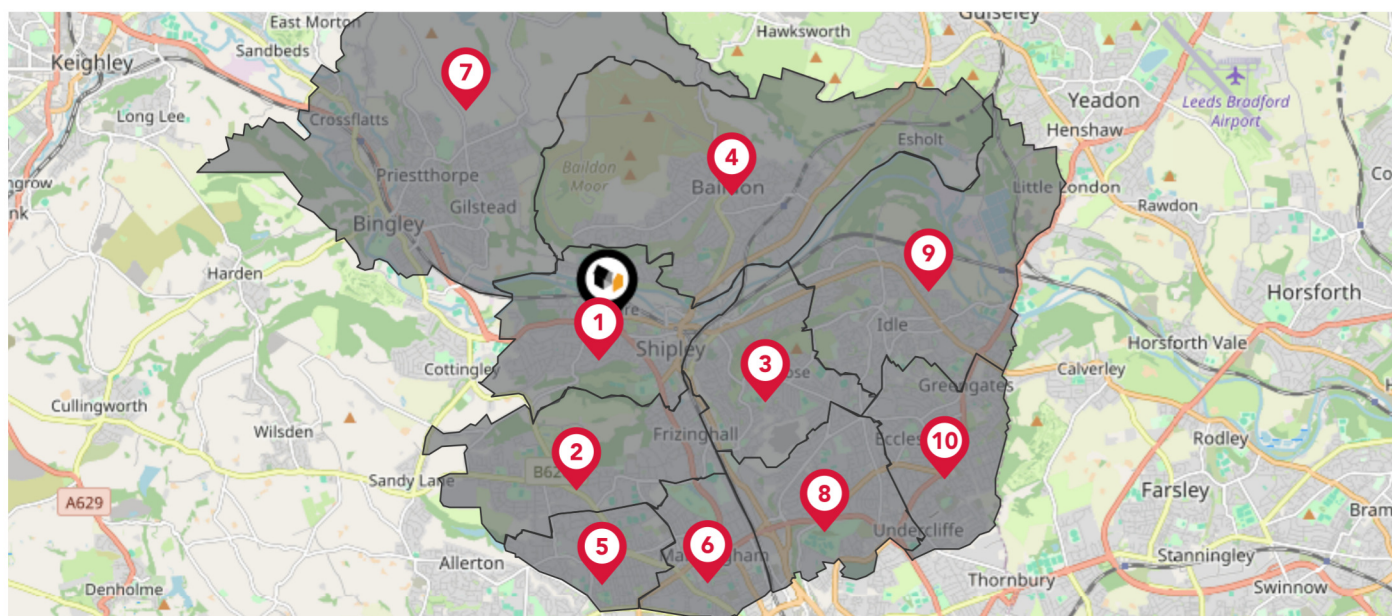
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Shipley Ward

2

Heaton Ward

3

Windhill and Wrose Ward

4

Baildon Ward

5

Toller Ward

6

Manningham Ward

7

Bingley Ward

8

Bolton and Undercliffe Ward

9

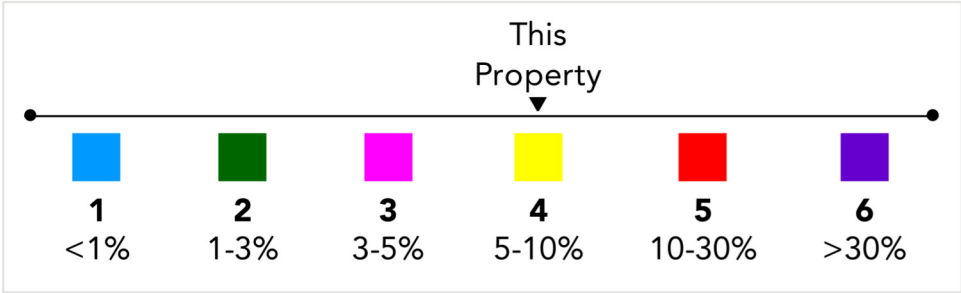
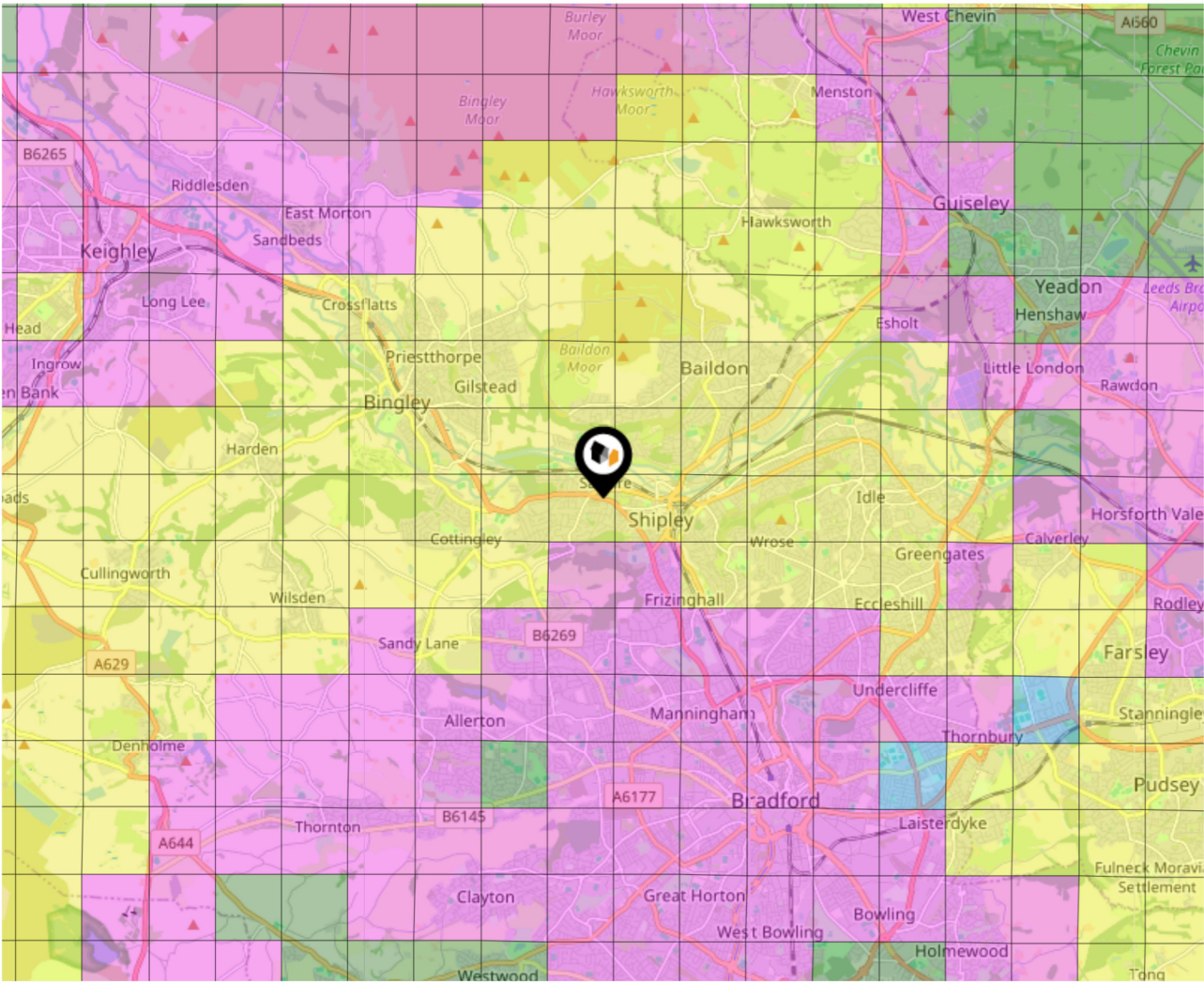
Idle and Thackley Ward

10

Ecclehill Ward

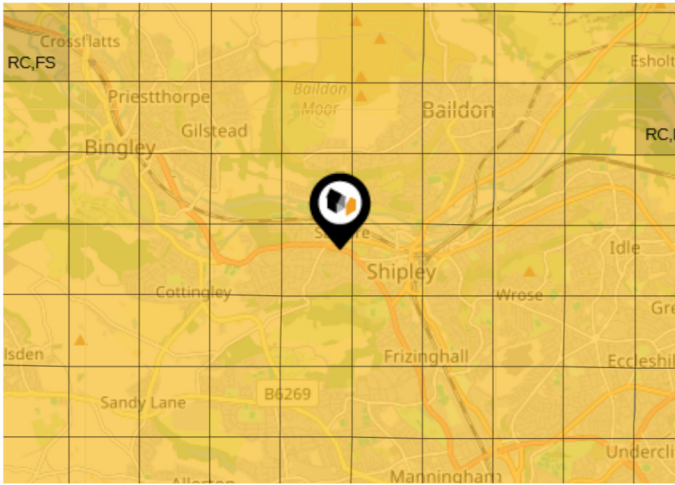
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|-------------------------------|------------------------------------|----------------------|----------------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | CLAYEY LOAM TO SILTY |
| Parent Material Grain: | MIXED (ARGILLIC- RUDACEOUS) | Soil Depth: | LOAM DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

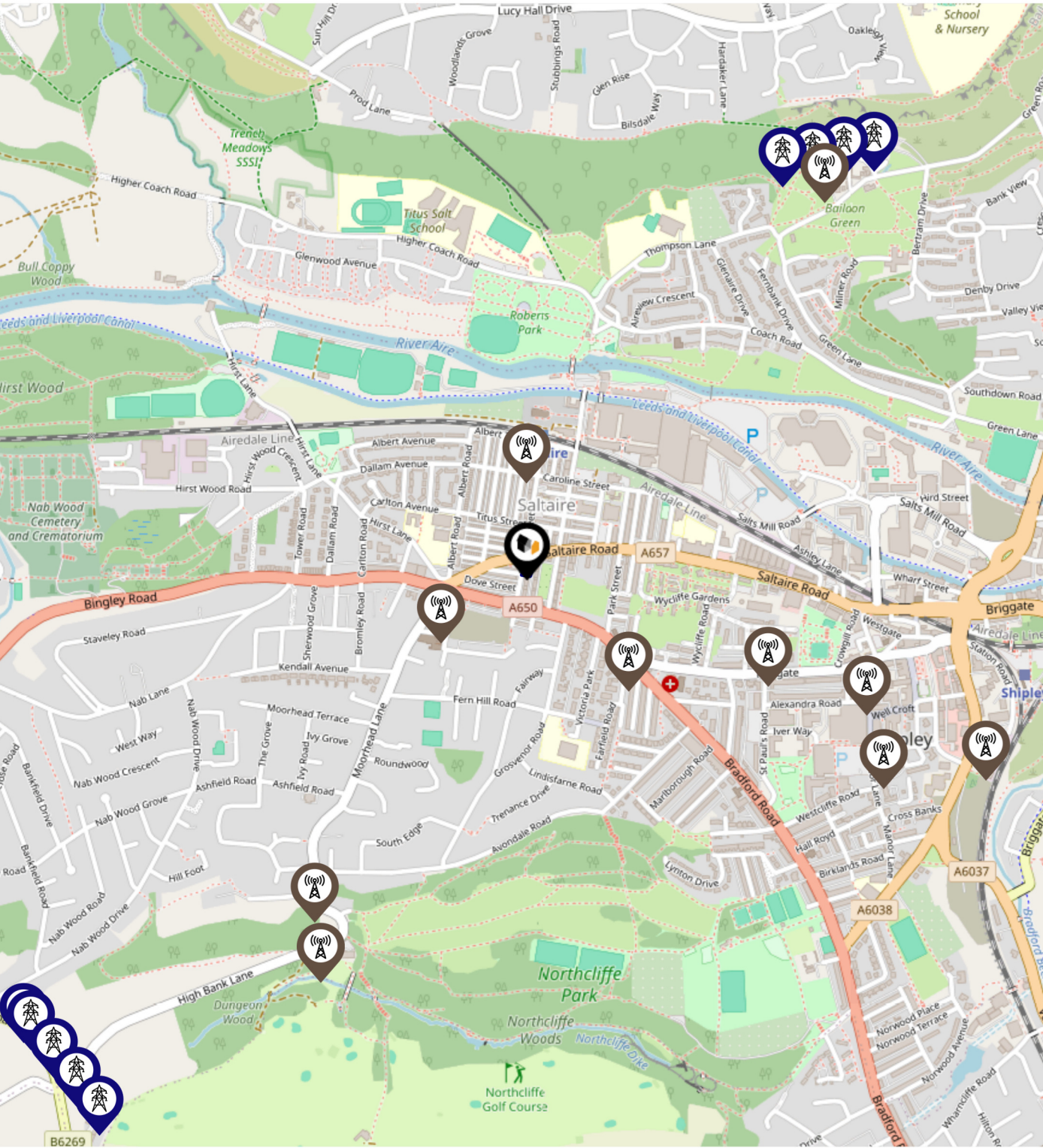


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

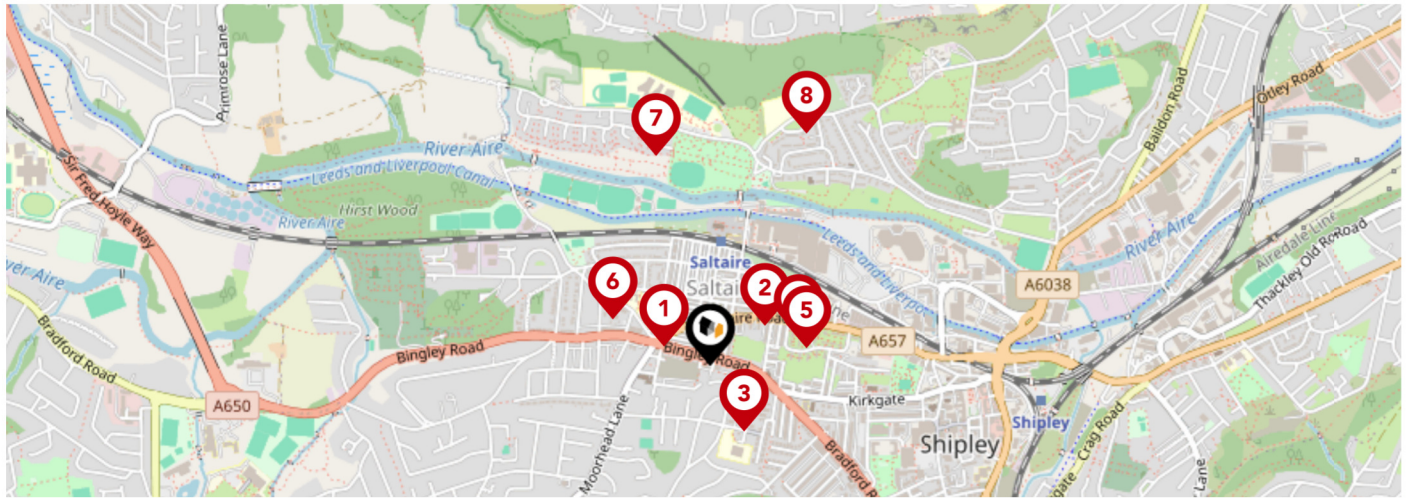
Local Area

Masts & Pylons

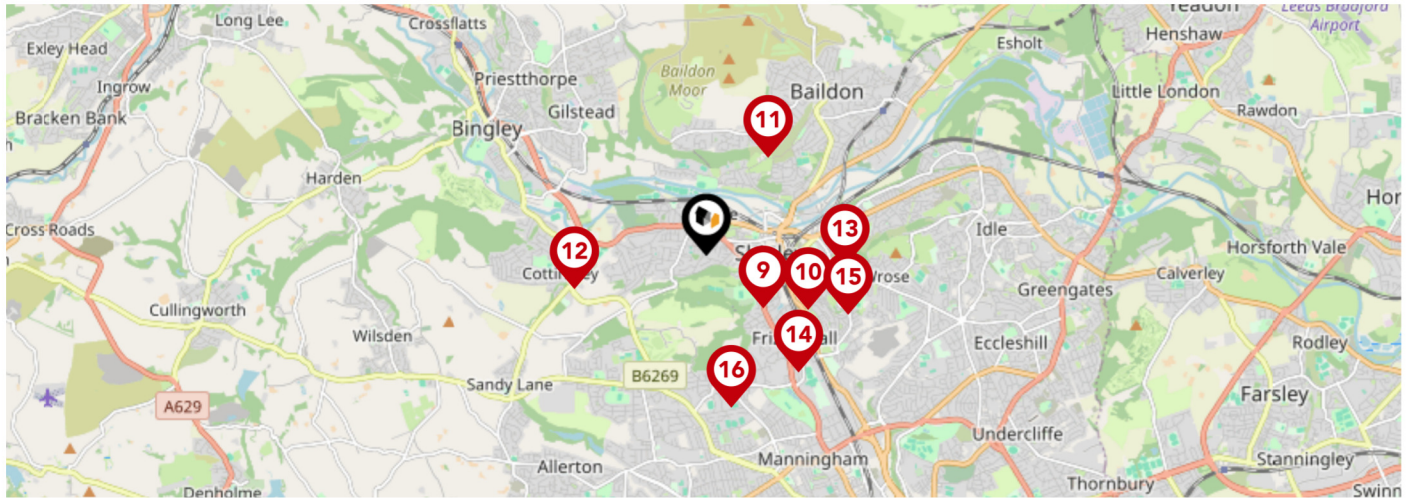










Key:

-  Power Pylons
-  Communication Masts



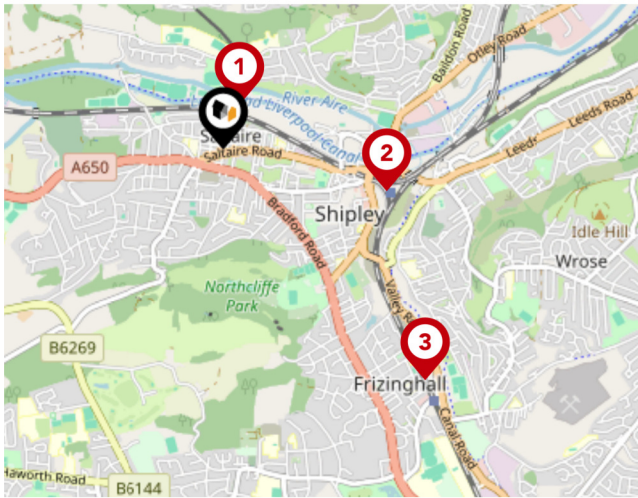
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Saltaire Primary School Ofsted Rating: Good Pupils: 418 Distance:0.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Shipley College Ofsted Rating: Requires improvement Pupils:0 Distance:0.15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Walburga's Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 235 Distance:0.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Bradford Alternative Provision Academy Ofsted Rating: Outstanding Pupils: 78 Distance:0.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Wycliffe CofE Primary School Ofsted Rating: Good Pupils: 340 Distance:0.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hirst Wood Nursery School Ofsted Rating: Good Pupils: 84 Distance:0.23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Titus Salt School Ofsted Rating: Good Pupils: 1451 Distance:0.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Baildon Glen Primary School Ofsted Rating: Not Rated Pupils: 171 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Shipley CofE Primary School Ofsted Rating: Good Pupils: 205 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | High Craggs Primary Leadership Academy Ofsted Rating: Good Pupils: 351 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sandal Primary School Ofsted Rating: Good Pupils: 454 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Dixons Cottingley Academy Ofsted Rating: Good Pupils: 872 Distance:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Christ Church Church of England Academy Ofsted Rating: Good Pupils: 194 Distance:1.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Frizinghall Primary School Ofsted Rating: Good Pupils: 416 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Low Ash Primary School Ofsted Rating: Good Pupils: 477 Distance:1.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Heaton St Barnabas' CofE Aided Primary School Ofsted Rating: Good Pupils: 401 Distance:1.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

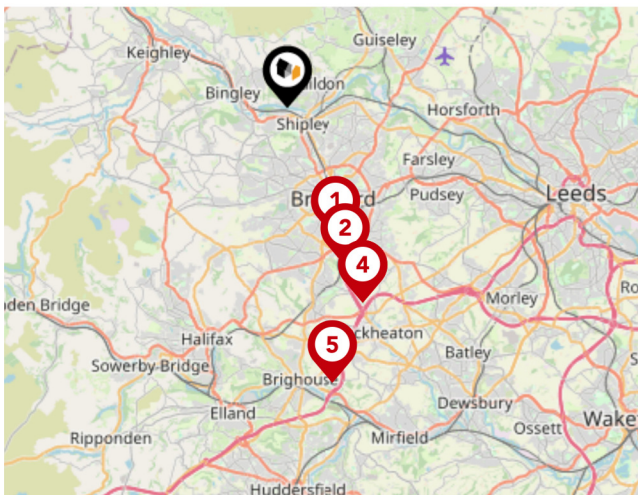
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Saltaire Rail Station | 0.21 miles |
| 2 | Shipley Rail Station | 0.73 miles |
| 3 | Frizinghall Rail Station | 1.34 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M606 J3 | 4.89 miles |
| 2 | M606 J2 | 5.89 miles |
| 3 | M606 J1 | 7.35 miles |
| 4 | M62 J26 | 7.37 miles |
| 5 | M62 J25 | 9.79 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Leeds Bradford Airport | 5.83 miles |
| 2 | Manchester Airport | 38.24 miles |
| 3 | Teesside Airport | 48.98 miles |
| 4 | Finningley | 40.33 miles |

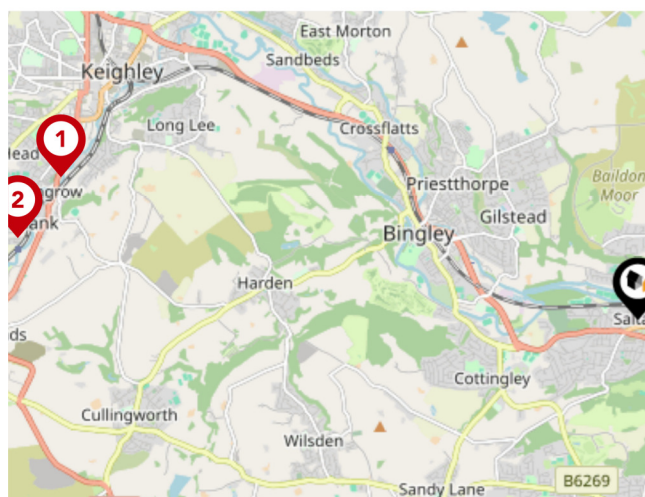
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Saltire Rd George Street | 0.03 miles |
| 2 | Victoria Road | 0.05 miles |
| 3 | Victoria Road | 0.08 miles |
| 4 | Saltire Rd Jane Street | 0.07 miles |
| 5 | Saltire Rd Victoria Road | 0.09 miles |



Local Connections

| Pin | Name | Distance |
|-----|---|------------|
| 1 | Ingrow West (Keighley & Worth Valley Railway) | 5.2 miles |
| 2 | Damems (Keighley & Worth Valley Railway) | 5.47 miles |

KM Maxfield

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



KM Maxfield

KM Maxfield Estate Agents, 55 Bingley
Road, Saltaire, BD18 4SB
01274 592280
saltaire@kmmaxfield.com
www.kmmaxfield.com

