



26 Ashfield Road, Shipley, West Yorkshire BD18 4LE

- Well proportioned three bedroom semi detached property
- Offering good sized family accommodation with three reception rooms and separate kitchen
- Highly sought after locality within the popular district of Moorhead
- Lovely established gardens, driveway and detached garage
- Property requires a scheme of general modernisation and improvement
- Offered with no onward chain. Early viewing essential.

£315,000 Freehold



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DESCRIPTION

Offered for sale with no onward chain is this established, deceptively spacious semi detached property.

Requiring a general scheme of modernisation and improvement, it offers fantastic potential, with scope to extend, subject to the necessary permissions.

The property is fitted with uPVC double glazing and a gas fired central heating system and in brief comprises:- Entrance porch, cloakroom w.c, hallway, spacious living room, rear sitting/dining room, snug/lounge, kitchen.

At first floor level there is a landing area with access via a fixed wall ladder to a useful attic room and loft, There are three well proportioned double bedrooms and house bathroom and separate w.c

Externally the property a driveway area to the front and side that leads to a detached single garage. There are pleasant well stocked and established gardens to both the front and rear

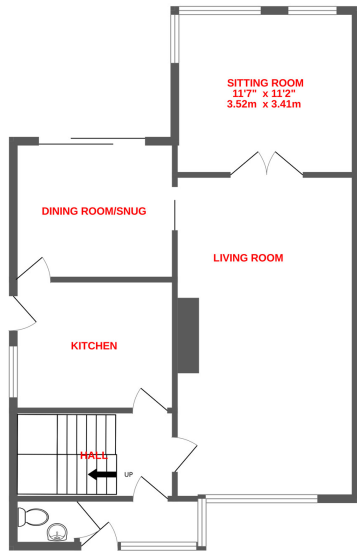
Moorhead, sits conveniently positioned on the periphery of Saltaire, this providing a excellent range of amenities including shops, bars, restaurants and cafe's . The area is well served by excellent transport links via rail and road. Saltaire railway station offers regular and direct access to the large business centres, including Leeds and Bradford. Nearby Shipley and Bingley offer a further broad spectrum of amenities.

We would encourage a early enquiry and viewing appointment.

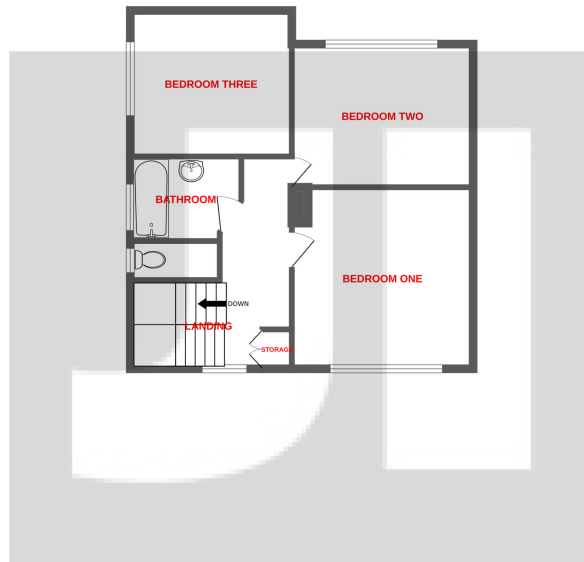




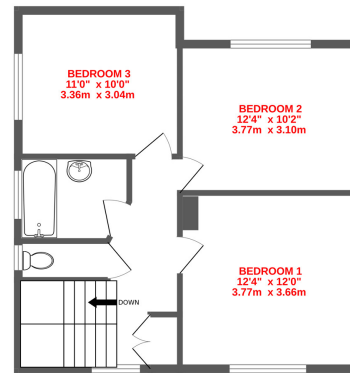
GROUND FLOOR



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.

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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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.

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