

FOR SALE

£230,000 Freehold



20 Scarborough Road, Shipley, West Yorkshire. BD18 3DR

- 3 Bedroom Stone Built Terrace
- Lounge - Dining Room - Kitchen - Utility Porch
- Useful Cellar
- In Need of a General Update - No Chain
- Close to Amenities in both Saltaire & Shipley



PROPERTY DESCRIPTION

Stone built terrace situated in a well regarded area of Shipley, within walking distance of amenities in both Saltaire and Shipley including the bus and rail network.

The property would benefit from some refurbishment but does benefit from some double glazing and partial gas central heating with the boiler being serviced in May 2025.

Briefly comprises; entrance hall, two reception rooms, kitchen and porch utility to the ground floor. Useful cellar room.

Two double bedrooms and shower room to the first floor. Large landing with useful store and attic bedroom to the second floor. In our opinion the attic could be split to provide two bedrooms, subject to the necessary planning consents. Outside, there are gardens to the front and rear.

Offered with no seller chain, therefore a quick completion can be achieved if necessary.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 19 mbps & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk>



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door. Inner glass door opening into hall. Radiator, dado rail and stairs to the first floor.

Sitting Room

Double glazed bay window to the front and radiator. Coved ceiling and picture rail. Living flame gas fire set on a granite hearth and having a wooden surround.

Dining Room

Window to the rear and radiator. Fitted base and wall units having a complementary work surface over. Part tiled walls. Access to the cellar.

Kitchen

Range of light grey shaker style base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Vaillant gas boiler last serviced 29 April 2025. Electric 2 ring hob. Plumbing for slimline dishwasher, part tiled walls, creole and double glazed window to the rear.

Utility Porch

Part glazed door and window to the rear having secondary glazing. Range of light grey shaker style base and wall units with complementary wood effect work surface over. Plumbing for washing machine and fitted shelves.

Cellar

Gas Meter and electric consumer unit. Power and light. Useful store.

First floor

Landing

Stairs to the second floor.

Bedroom 1

Double glazed window to the front, picture rail, radiator and built in wardrobes.

Bedroom 2

Double glazed window to the rear, radiator and fitted cupboard.

Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a mains shower over and seat. Part tiled walls, chrome heated towel rail and double glazed window to the rear.

Second Floor

Landing

Dormer window to the rear. Large walk in store.

Attic bedroom

Dormer window to the front.

Outside

Gardens

Enclosed front garden having gated access and stone boundaries.

Enclosed rear garden with gated access. Block paved walkways, decked and pebbled areas. Stone and fence boundaries. Flower, tree and shrub borders.

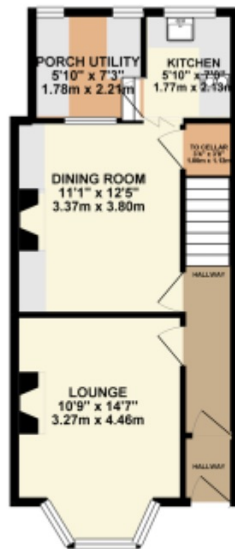


FLOORPLAN & EPC

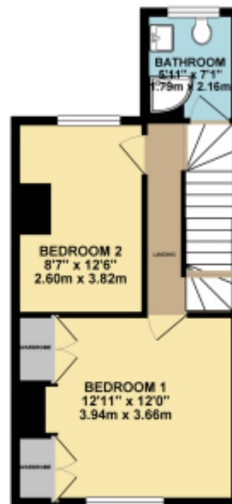
BASEMENT 122.86 sq. ft.
(11.41 sq. m.)



GROUND FLOOR 444.93 sq. ft.
(41.34 sq. m.)



1ST FLOOR 380.70 sq. ft.
(35.37 sq. m.)



2ND FLOOR 276.94 sq. ft.
(25.73 sq. m.)



TOTAL FLOOR AREA : 1225.43 sq. ft. (113.85 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+) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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