



48 Marlborough Road, Shipley, West Yorkshire BD18 3NX

- Well appointed and presented, elegant three bedroom stone built terraced property
- Three good sized bedrooms including spacious attic room with En-suite
- Highly popular and convenient locality close to both Saltaire and Shipley
- Pleasant external areas, including north westerly facing rear garden
- Offering excellent fixtures and fittings, pleasant decor and retained period styling
- Viewing essential to appreciate all that is on offer with this fantastic property

£270,000 Freehold



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DESCRIPTION

We are pleased to offer for sale this well proportioned three bedroom elegant stone built mid terrace property. Which is pleasantly situated on this highly sought after road, within the ever popular district of Shipley,

The property is ideally placed within reasonable walking distance of a broad range of amenities in nearby Saltaire & Shipley. To include an array of shops, restaurants and bars, supermarkets, leisure facilities, well regarded schools and excellent regular transport links by both road and rail. Both Saltaire and Shipley railway stations provide direct access to Leeds and Bradford City Centre's and beyond.

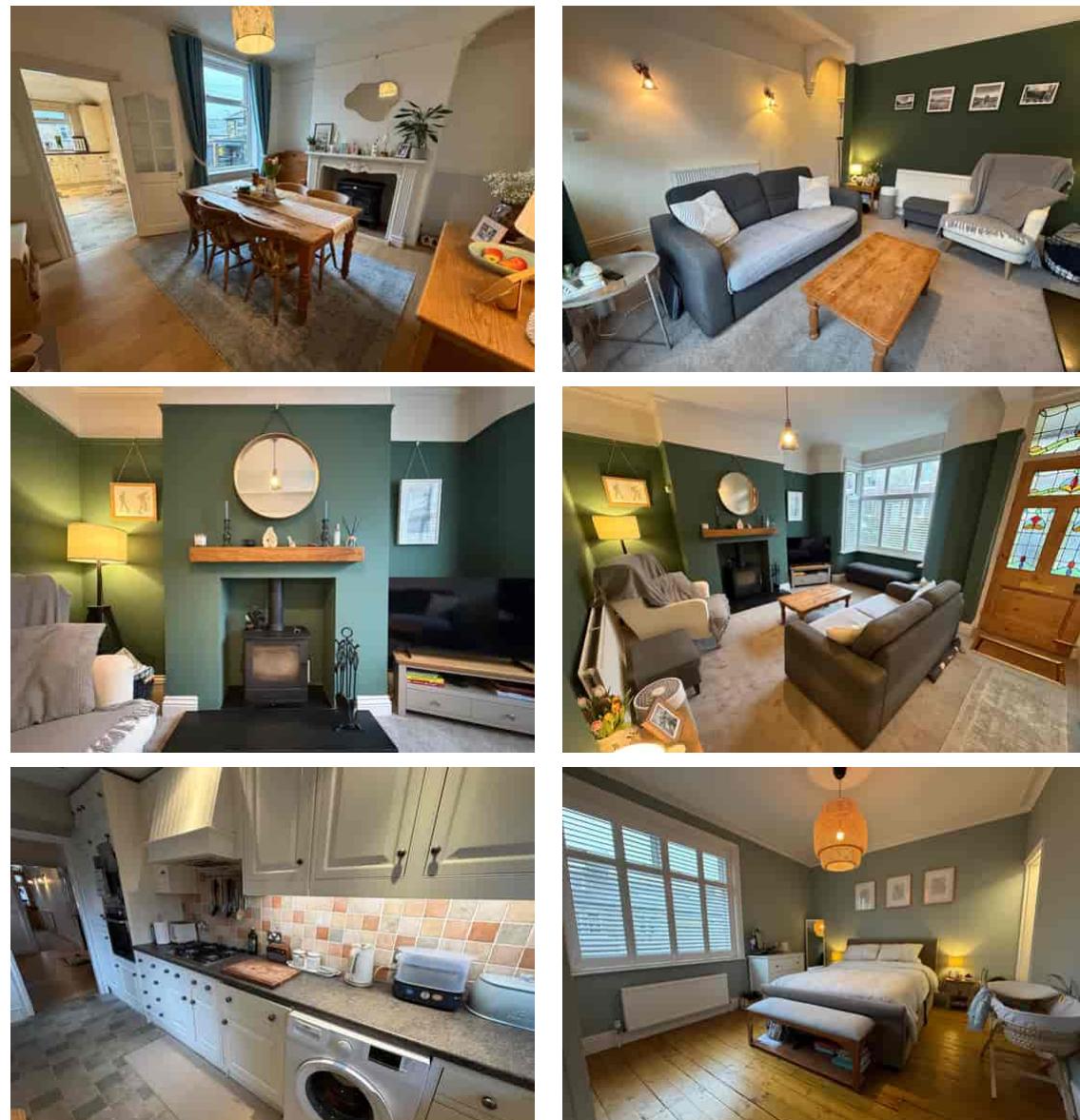
Offering spacious family sized, three bedrooomed accommodation which is very well presented and appointed with modern fixtures and fittings whilst retaining some period charm. The accommodation comprises in brief:- Entrance area into a open plan living room with bay window and fireplace recess with wood burning stove. Spacious dining/sitting room with storage cupboard. Good sized fitted kitchen with a range of wall and base cupboards and built in appliances.

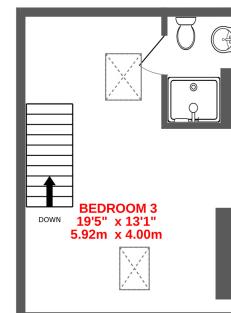
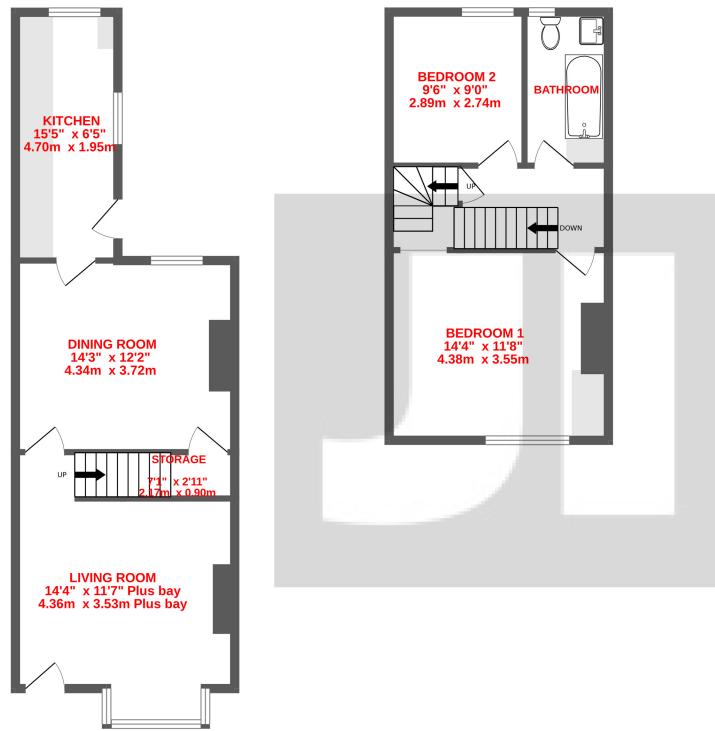
To the first floor, there are two well proportioned bedrooms and traditionally styled bathroom which includes a panelled bath with shower over, wash hand basin and w.c.

To the second floor there is a sizeable, bright and airy attic bedroom with Velux rooflight windows to both the front and rear, with access to a En-suite with three piece white suite.

Externally there is a pleasant garden frontage, to the rear is a larger enclosed north westerly facing garden area which is mainly block paved with planting borders timber garden shed and secure gate to a rear access road.

We would urge buyers in a proceedable position to make an early enquiry and viewing appointment.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

**Do you have a property
to sell or let?**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items included and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
House of Estates Ltd 2005

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

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Opening Hours

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Saturday 9:00 - 13:00