



8 Marlborough Road, Shipley, West Yorkshire BD18 3NX

- A nicely presented three bedroom, two reception terraced home
- Pleasant garden areas to both the front and rear
- Fantastic position well placed for access to nearby Saltaire & Shipley centres
- Stylish open plan kitchen area to the dining /sitting room
- Nicely appointed and presented throughout with a good range of fixtures and fittings.
- Offered with no upward chain - viewing essential to appreciate

£250,000 Freehold



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DESCRIPTION

Offered for sale with no upward chain is this lovely well proportioned three bedroom stone built mid terrace property which is 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 bedroomed accommodation which is very well presented and appointed. The accommodation comprises in brief: Entrance porch, Entrance hall, living room with bay window to the front. Spacious dining/sitting room with storage recess/cupboard and log burning stove, with this area then being open plan to the kitchen with provides a stylish range of wall and base cupboards.

To the first floor, there are two well proportioned bedrooms and traditional styles bathroom which includes a roll top bath with shower over, basin and w.c.

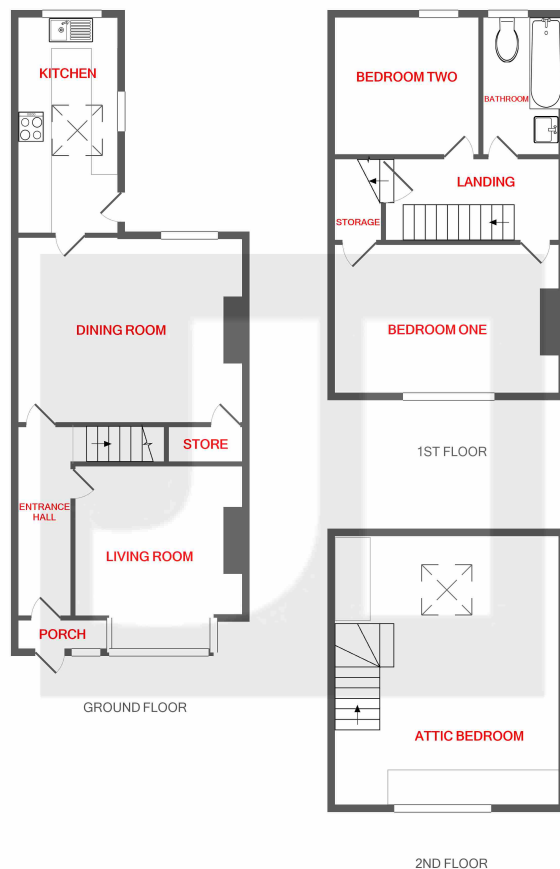
To the second floor there is a sizeable, bright and airy master attic bedroom with front dormer window and rear Velux window.

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

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







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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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to sell or let?**

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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