



18 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
- 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

£250,000 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 bedroomed accommodation which is very well presented and appointed with modern fixtures and fittings whilst retaining some period charm. The accommodation comprises in brief:- Entrance hall, living room with bay window to the front. Spacious dining/sitting room with storage recess and a particular feature of double doors leading to the rear garden. Good sized fitted kitchen with a range of wall and base cupboards.

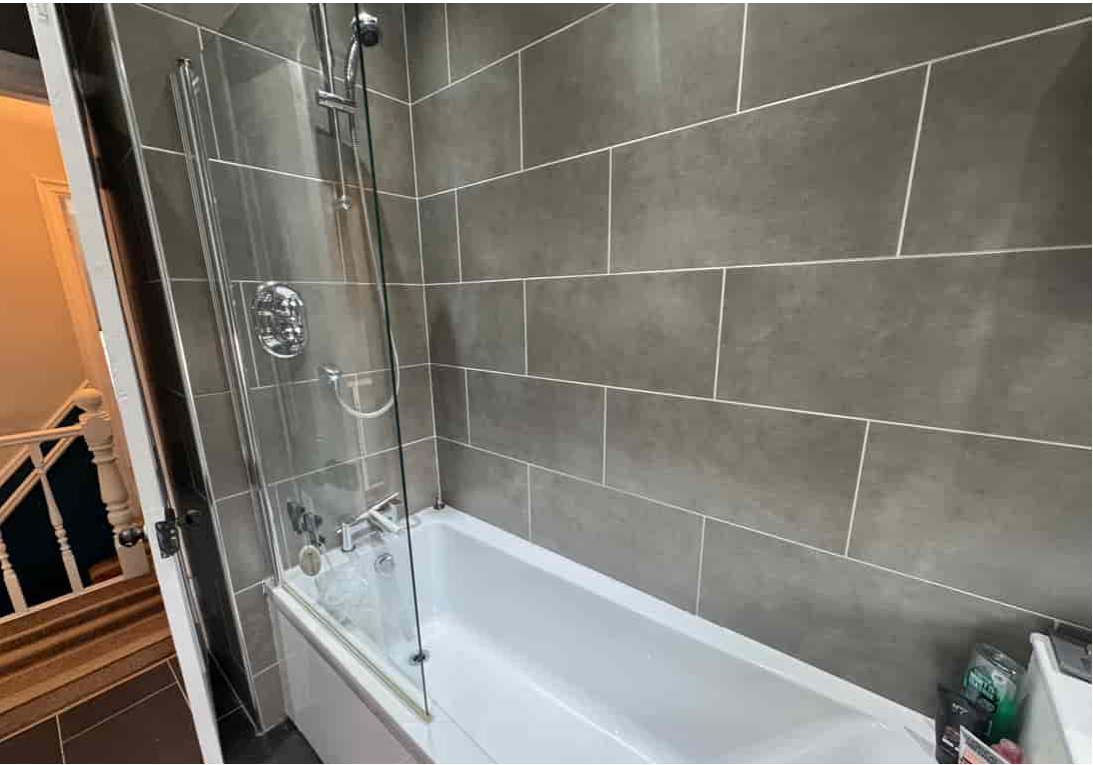
To the first floor, there are two well proportioned bedrooms and modern styled bathroom which includes a panelled bath with shower over, vanity wash hand basin and w.c.

To the second floor there is a sizeable, bright and airy master attic bedroom with Velux rooflight windows.

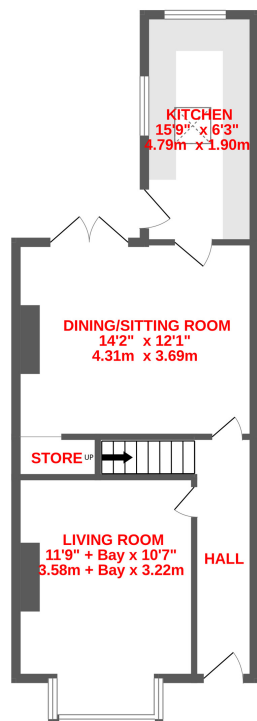
Externally there is a pleasant garden frontage, to the rear is a larger enclosed north westerly facing garden area which is mainly paved with planting borders timber garden shed and secure gate to a rear access road.

We would urge buyers in a proceedable position to make an early enquiry

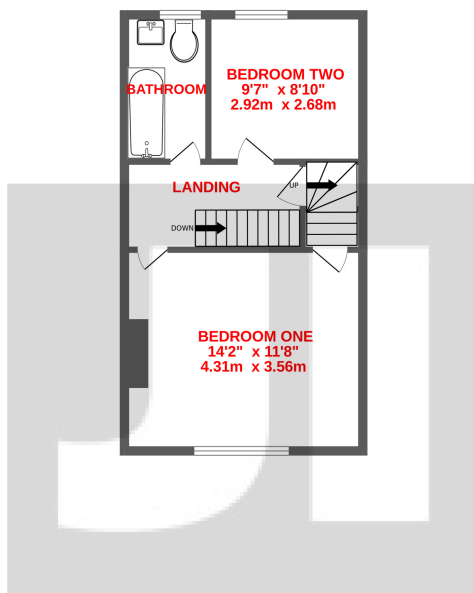




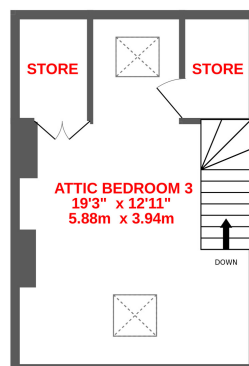
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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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☎ 01274 533322

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Opening Hours

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Saturday 9:00 - 13:00