

FOR SALE

£245,000 Freehold



55 Marlborough Road, ShIPLEY, West Yorkshire. BD18 3NX

- Stone Built Mid Terrace - 3 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Modern Kitchen
- Downstairs W.C - Useful Study/Store Room
- Recently Refurbished - No Seller Chain



PROPERTY DESCRIPTION

Recently refurbished Stone built terrace in a sought after location in Shipley. Ideally placed for amenities in both Saltaire and Shipley, including bus and rail network. Benefiting from gas central heating, UPVC double glazing, newly installed kitchen and bathroom.

Briefly comprises; entrance porch, entrance hall, two reception rooms, modern kitchen and downstairs w.c to the ground floor. Two double bedrooms and bathroom to the first floor and further double bedroom plus store room/study to the second. Outside, there are gardens front and rear.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band C.



ROOM DESCRIPTIONS

Entrance Porch

Double glazed double doors and window to the front.

Entrance Hall

Part glazed entrance door to the front, stairs to the first floor and radiator.

Lounge

Double glazed bay window to the front, radiator, coved ceiling and picture rail.

Dining Room

Double glazed window to the rear, radiator and under stairs area.

Kitchen

Range of dark grey base and wall units having a complementary work surface over. Gas cooker point. Stainless steel sink with mixer tap over. Radiator. Double glazed window and door to the side.

Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Window to the side. Gas boiler.

First Floor

Landing

Stairs to the second floor.

Bedroom 1

Double glazed window to the front, radiator and large under stairs cupboard.

Bedroom 2

Double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Radiator, extractor fan and double glazed window to the rear.

Second Floor

Bedroom 3

Double glazed dormer window to the front and radiator.

Study/Store Room

Velux window.

Outside

Gardens

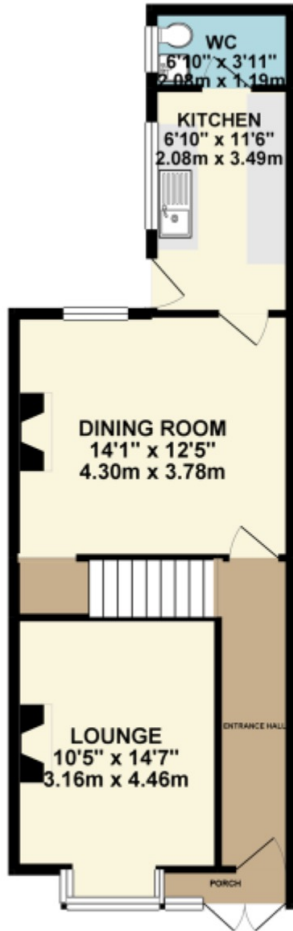
Garden area to the front and enclosed garden to the rear with fence boundaries and gated access.



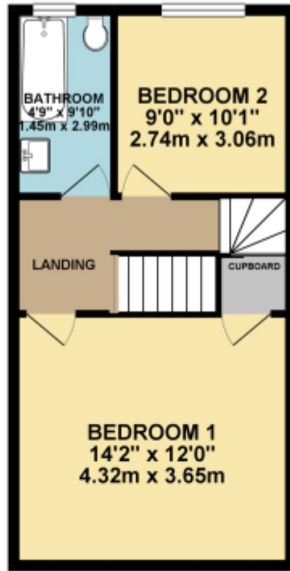
FLOORPLAN & EPC



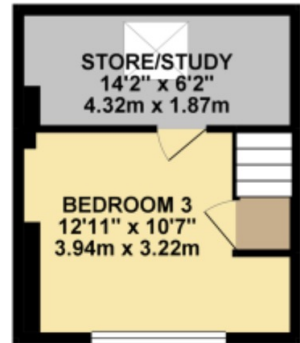
GROUND FLOOR 527.37 sq. ft.
(48.99 sq. m.)



1ST FLOOR 398.14 sq. ft.
(36.99 sq. m.)



2ND FLOOR 235.37 sq. ft.
(21.87 sq. m.)



TOTAL FLOOR AREA : 1160.88 sq. ft. (107.85 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		80
(55-68)	D	57	
(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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