

FOR SALE

£249,995 Freehold



15 Cross Banks, Shipley, West Yorkshire. BD18 3RW

- Substantial 4 Bedroom Terrace
- Lounge - Dining Room - Kitchen - Cellar
- Garden - Close to Shipley Town Centre
- No Seller Chain



PROPERTY DESCRIPTION

Substantial stone built terrace boasting a wealth of character in a popular area of Shipley. Ideally placed for amenities in Shipley Town Centre including Asda supermarket, and bus and rail links. Leeds is less than a 20 minute train journey away.

The property was re-roofed and had a new boiler and heating system approx 6 years ago. It would benefit from further modernisation such as new kitchen and redecoration. Briefly comprises; entrance hall, spacious lounge with bay window, large dining room and kitchen to the ground floor. Useful cellar rooms. Two double bedrooms and bathroom to the first floor. Two bedrooms and en-suite shower room to the second floor. Outside, there is a garden area to the front and enclosed garden to the rear.

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



ROOM DESCRIPTIONS

Entrance Hall

Entrance door to the front, radiator and stairs to the first floor. Access to the cellar.

Lounge

Double glazed sash window to the front, radiator and coved ceiling. Fitted shelves. Open grate cast iron fireplace set on a tiled hearth and having a marble surround.

Dining Room

Double glazed sash window to the rear, radiator and wall light points. Coved ceiling, built in cupboards and fitted shelves.

Kitchen

Range of base and wall cupboards. Stainless steel sink unit. Plumbing for washing machine and gas cooker point. Radiator. Windows to the side and rear. Door to the garden.

Cellar

Room 1: Worcester gas boiler. Power and light. Window to the front.

Room 2: Electric consumer unit and electric meter. Stone shelving

Room 3: Gas meter. Coal Shute.

First Floor

Landing

Double glazed sash window to the rear. Stairs to the first floor, under stairs cupboard and wooden floor.

Bedroom 1

Double glazed sash window to the rear, wooden floor and radiator.

Bedroom 2

Double glazed sash window to the front, radiator and wooden floor.

Family Bathroom

3 piece suite in white comprising of wood panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls, feature radiator and double glazed sash window to the front.

Second Floor

Bedroom 3

Double glazed dormer window to the rear with views across Shipley and Baildon. Radiator, wooden floor and exposed beam

En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle with electric shower. Part tiled walls, radiator and double glazed window to the rear.

Bedroom 4

Velux windows and radiator. Exposed beam. Please note that there is limited head room to parts of this bedroom.

Outside

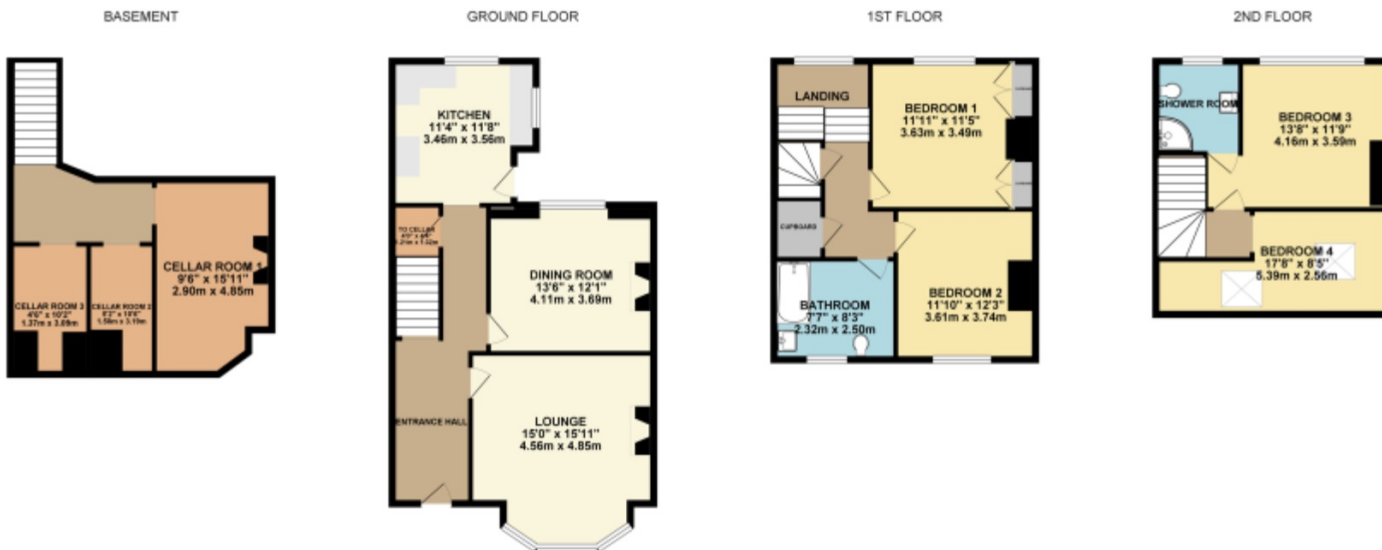
Gardens

Garden frontage.

Enclosed garden to the rear with patio area.



FLOORPLAN & EPC



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		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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