

FOR SALE

£259,950 Freehold



## 5 Queens Court, Shipley, West Yorkshire. BD18 4SF

- 2 Double Bedroom Semi Detached
- UPVC Double Glazing - Gas Central Heating
- 2 Reception Rooms - Kitchen - Conservatory
- Driveway - Garage with Utility Area
- Enclosed Rear Garden - No Seller Chain
- Close to Amenities in Saltaire





## PROPERTY DESCRIPTION

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Deceptively spacious semi detached occupying a quiet cul de sac position, yet a stones throw from Saltaire village. Ideally placed for amenities including the Post Office, Co-op supermarket and bus and rail network. The commute into Leeds is only a 15 minute train journey away.

In the last couple of years the property has had extensive roofing work carried out and the installation of gas central heating with feature radiators.

Briefly comprises; entrance vestibule, downstairs w.c, two reception rooms, kitchen and conservatory to the ground floor. Two double bedrooms and modern wet room to the first floor. Outside, there is a driveway providing off road parking and access to the garage. Enclosed garden to the rear.

Offered with no Seller chain. Council tax band C. Viewing is essential to appreciate the location and the size of the accommodation on offer.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 60 mbps, Superfast 80 mbps & Ultrafast 1000. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from at least two of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Entrance Vestibule

Double glazed entrance door to the front.

### Downstairs W.C

Modern 2 piece suite in white comprising of sink set within a high gloss unit and low level w.c. Part tiled walls and double glazed window.

### Dining Room

Double glazed windows to the front and side. Stairs to the first floor and large under stairs storage cupboard. Laminate floor and feature radiator.

### Kitchen

Range of base and wall units having a complementary work surface over. Stainless steel sink with mixer tap over. Neff electric oven and Bosch electric hob. Double glazed window and door to the side. Laminate floor and under cupboard lighting. Consumer unit.

### Lounge

Double glazed window and patio doors out into the conservatory. Television point and wall light points. Electric stove effect fire having a marble hearth and surround. 2 feature radiators.

### Conservatory

Double glazed windows to rear and both sides. Double doors out into the rear garden and door to the side. Feature radiator.

### First Floor

#### Landing

Access to the loft space which is partly boarded and has light. Feature radiator.

### Bedroom 1

Double glazed window to the rear. Fitted wardrobes and drawers. Coved ceiling and down lighters. Laminate floor and radiator.

### Bedroom 2

Double glazed window to the front. Walk in cupboard fitted with shelves. Laminate floor and radiator.

### Wet Room

2 piece modern suite in white comprising of sink set within a white high gloss unit and low level w.c. Walk in shower. Part tiled walls and chrome heated towel rail. Double glazed window to the side.

### Outside

#### Gardens

Flower and shrub border directly to the front of the property. Driveway with access to the side. Enclosed rear garden having patio and pebbled areas. Flower, tree and shrub borders. Outside light and door into the garage.

#### Garage

Up and over door to the front. Utility space having plumbing for washing machine and base unit with sink. Workshop area having fitted cupboards. Window to the side and rear. Personal access door into rear garden. Power and light. Gas Boiler.

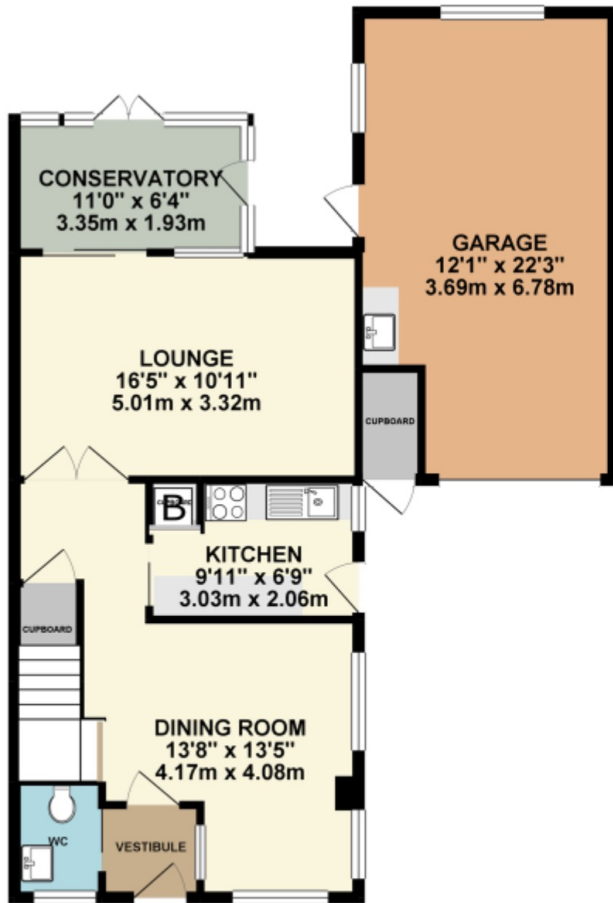
#### Agent's Notes:

Please be aware that Queens Court is a private road. Your legal advisors should look into any shared maintenance responsibility that there may be.

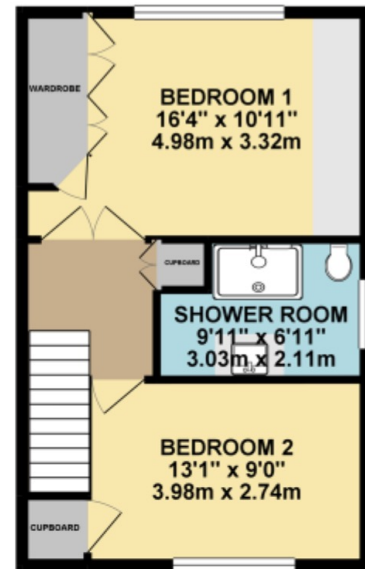


# FLOORPLAN & EPC

GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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