

FOR SALE

£649,950 Freehold



2 Beechwood Grove, Moorhead, Shipley, West Yorkshire. BD18 4JS

- Substantial 4 Double Bedroom Detached
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm - Solar Panels
- Two Large Reception Rooms - Large Recently Fitted Dining Kitchen
- Double Garage - Sought After Location close to Amenities in Saltaire
- Useful Basement Rooms with Utility, Bathroom and 2 Further Rooms
- 5 Bathrooms in Total - Ample Parking - Large Gardens



PROPERTY DESCRIPTION

Situated in a highly desirable location is this substantial four double bedroom detached having a leafy outlook on one of Moorheads premier roads. The amenities in Saltaire village are within easy reach, including the bus and rail links. Built in 1901, the property boasts a wealth of character and charm. Benefiting from gas central heating, double glazing, intruder alarm and solar panels.

The property offers an approx. 2500sqft of accommodation and briefly comprises; entrance vestibule, spacious entrance hall, downstairs w.c and cloaks area, two large reception rooms and large recently updated dining kitchen to the ground floor. Useful basement level with utility room, bathroom and 2 flexible rooms that could have a variety of uses - This basement level could be adapted to provide a separate annex for Grandparents or Teenagers, subject to the necessary planning consents. To the first floor, there are three double bedrooms, family bathroom, en-suite and separate w.c, with large double bedroom to the second floor. Outside, the property occupies a large plot having a driveway providing ample parking, double garage with mezzanine storage level and good sized gardens to the front, side and rear offering alfresco dining on the rear patio.

The solar panels are a 3KW system, commissioned in Dec 2011, and currently pay the householder an index linked 71p per Kwh generated (index linked for 25 years). In the year to July 24 the income has been £1500; that's a great contribution towards utility costs. Don't forget - if you use the electric at the time generated that is "free" as well.

Internal viewing is essential to appreciate the accommodation on offer. Council Tax Band F



ROOM DESCRIPTIONS

Entrance Vestibule

Double doors to the front & courtesy light.

Entrance Hall

Part glazed entrance door to the front, radiator & part wood panelled walls. Oak floor, storage cupboard & stairs to the first floor.

Reception Room 1

Double glazed bay window to the front & double glazed windows to the side. Multi fuel cast iron stove set on slate hearth. Wall light points, coved ceiling & television points.

Reception Room 2

Double glazed bay window to the side. Radiator & coved ceiling. Television point & wall light points.

Dining Kitchen

Range of pale blue base & wall units having a complimentary Caesarstone Quartz work surface over. Inset 1 1/2 bowl sink unit with Quooker instant boiling water tap. Integral double drawer dishwasher. Built in Neff double oven & Neff oven/grill/microwave. Franke extractor hood with dimmable lights. Under cupboard & plinth lighting. Double glazed windows to the rear. Built in wine rack. Tiled floor & radiator. Space for American style fridge freezer. Interdependent electric under floor heating. Access into basement

Rear Lobby

Double glazed window & door to the rear. Cloaks area. Access to: Downstairs W.C: 2 piece modern suite in white comprising of back to wall pan w.c and sink set within a walnut base unit. Part tiled walls, feature radiator & double glazed window to the side.

Basement Rooms

Useful flexible space which could have a variety of uses, subject to the necessary planning consents.

Utility: Range of white base & wall units. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Baxi gas boiler (Serviced annually) & hot water tank. Shelving and wine rack.

Bathroom: 3 piece suite comprising of panelled bath having a mixer shower over, pedestal wash hand basin & low level w.c. Storage cupboard. Double glazed window to the rear, part tiled walls, radiator & down lighters.

Room 1: Double glazed windows to the side, radiator & down lighters.

Room 2: Double glazed window to the front and side. Wall light points, radiator and stable door to the side. Fitted oak base & wall units. Stainless steel sink with mixer tap.

First Floor

Landing

Double glazed window to rear & storage cupboard. Stairs to 2nd floor.

Master Bedroom

Double glazed window to rear, radiator and wall light points. Fitted wardrobes, drawers & cupboards. Down lighters. Concealed access into:

En-Suite Shower Room: 2 piece suite in white comprising of back to wall pan w.c & sink set within a high gloss white unit. Step in shower cubicle having a Aqualisa digital shower. LED heat pad mirror. Chrome heated towel rail with separate electric back up. Tiled floor, part tiled walls & extractor fan. Double glazed window to side.

Double Bedroom 2

Double glazed window to front, radiator & fitted wardrobes.

Double Bedroom 3

Double glazed window to side, coved ceiling, radiator & cast iron fireplace.

Family Bathroom

3 piece suite in white comprising of 'P' shaped bath having a mains Mira digital shower over having 2 remote controls, sink set within a high gloss white unit & low level w.c. Chrome heated towel rail, shaver point & down lighters. Extractor fan & tiled floor.

Separate W.C

Double glazed window to rear, part tiled walls & low level w.c.

Second Floor

Double Bedroom 4

Double glazed window to side & radiator.

Outside

Gardens

Driveway providing ample parking. Large lawned garden to side with paved walkways. Hedge, stone & fence boundaries.

Landscaped rear garden with patio area, perfect for alfresco dining. Mature planting or flower, tree & shrub borders. Power point. Wood store & coal bunker.

Double Garage: Electric up & over door. Personal access door & double glazed window to side. Power & light. Mezzanine floor.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 2541.40 sq. ft. (236.10 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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 59 | |
| (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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