



2 Moorhead Lane, Shipley, West Yorkshire BD18 4JH

- Stone built characterful two bedroom semi detached property
- Excellent fixtures, fittings and stylish decor
- Located on the periphery of the ever popular Saltaire Village
- Garden areas to the front and rear
- Ideally placed for a range of amenities and transport links
- Large basement area with certain potential to convert -(subject to necessary permissions)

£210,000



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DESCRIPTION

We are pleased to offer for sale this interesting two bedroom stone built semi detached property that is located on the periphery of Saltaire village.

Offering excellent, characterful accommodation and has been thoughtfully improved and updated in recent years and boasts a excellent range of fixtures and fittings throughout including a gas fired central heating system and Upvc double glazing in Anthracite finish.

The accommodation comprises in brief: - entrance vestibule, entrance hallway with stone flagged flooring and staircase to the first floor. Living room that faces the front. Fully fitted dining kitchen with a excellent range of stylish wall, base units and fitted appliances. Rear glazed porch that provides access to a ground floor w.c.

To the first floor are two well proportioned double bedrooms and bathroom which has a traditional and modern combined style.

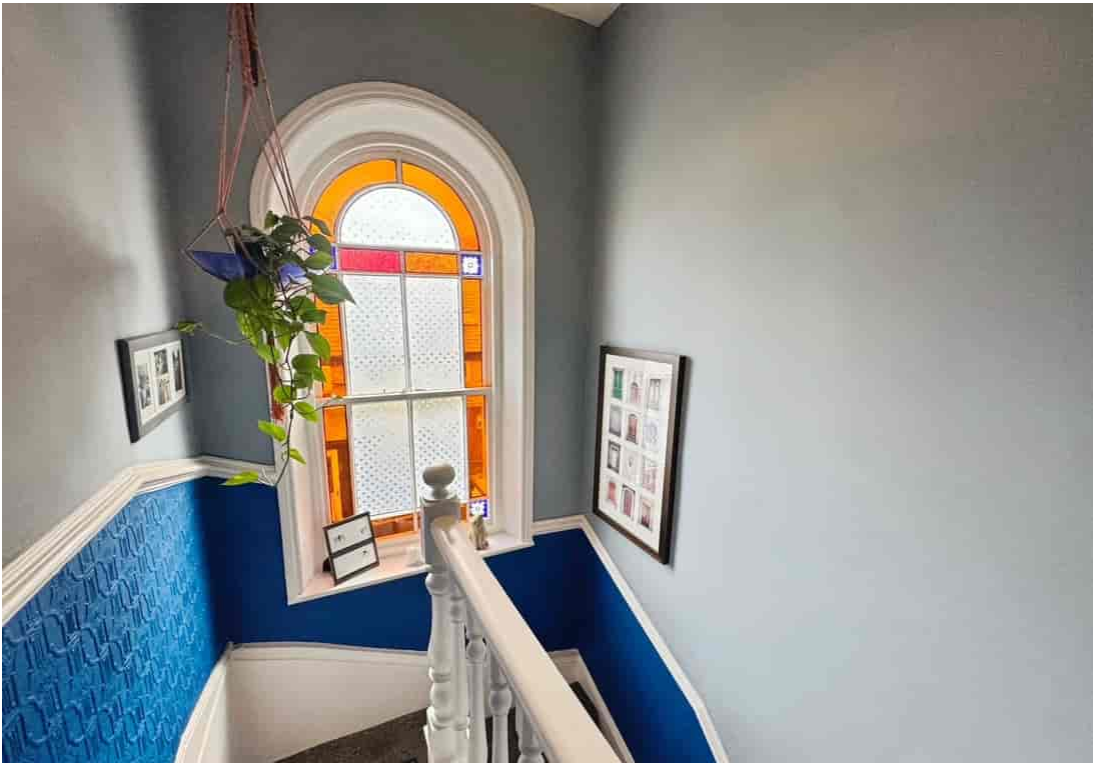
In addition there is a very large and useable basement cellar which offers good head height and certain potential to create additional living space subject to the necessary permissions.

Externally there is a enclosed low maintenance garden frontage and a further rear yard area to the rear with steps that lead to the basement and a useful outhouse store.

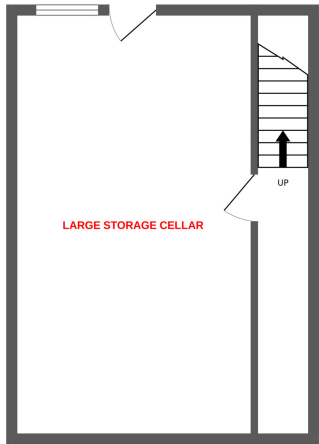
The property is ideally placed within a few minutes walk of a excellent and broad range of amenities on Bingley Road and Gordons Terrace in Saltaire, which include cafes, bar restaurant's and other eateries, convenience shops, pharmacy and hairdressers. The area also offers fantastic transport links by both rail and road with Saltaire Railway Station providing regular and direct access to large business centres and beyond.

We would urge an early enquiry and viewing appointment.

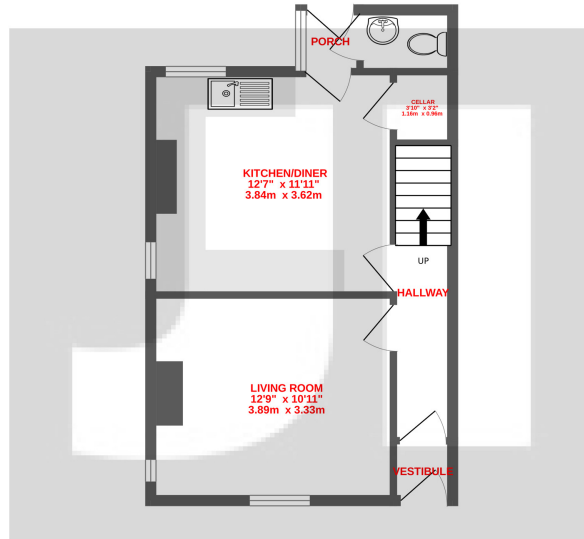




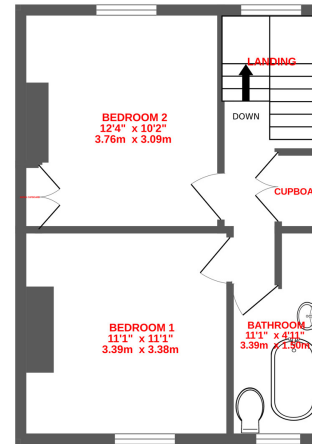
BASEMENT
366 sq.ft. (34.0 sq.m.) approx.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



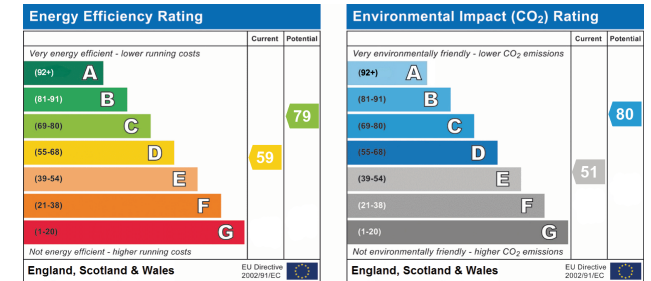
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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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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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00