



## 5 Beechwood Grove, Moorhead, Shipley, West Yorkshire BD18 4JS

- Spacious stone built elegant 5 bedroom semi detached residence
- Spacious family accommodation, arranged over three principle floors, plus useful basement cellar
- Cul-de-sac position within highly sought after and convenient locality
- Spacious plot with gardens, driveway and garage, stunning views across the Aire Valley
- Offering modern fixtures, fittings as well as retaining many period features
- Viewing essential to appreciate all this property has to offer

**£575,000 Freehold**





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### DESCRIPTION

We are pleased to offer for sale this distinguished, elegant five bedroom, stone built semi-detached residence, nestled in pleasant cul-de-sac position within the ever popular and sought-after Moorhead district of Shipley.

Occupying a lovely position on this well regarded road, it sits within a good sized plot having a sizeable garden and driveway area to the side and rear, and is complemented by a simply stunning aspect and view across the Aire Valley.

Upon entering, you are welcomed into a entrance hallway that provides access to the primary living areas. The ground floor boasts a bright and airy living room, featuring large bay window and a feature fireplace alcove. An open plan dining kitchen is to the rear of the property, with fitted wall and base cupboards and provides access to the rear garden via a bay window.

To the first floor the accommodation comprises:- three bedrooms and shower room with modern white suite. To the second floor are two further attic bedrooms and bathroom with traditionally styled suite,

In addition there is a lower ground floor basement area, with basement room that is utilised as a study, there is a laundry room and further storage.

Externally the property is approached via steps and a garden area. A extensive driveway to the side offers excellent off street car parking and leads to a good sized single garage. The good sized rear garden provides a lawned area, paved patio and decked seating plus a further paved area adjacent to the garage. The garden enjoys the the stunning long distant views previously mentioned.

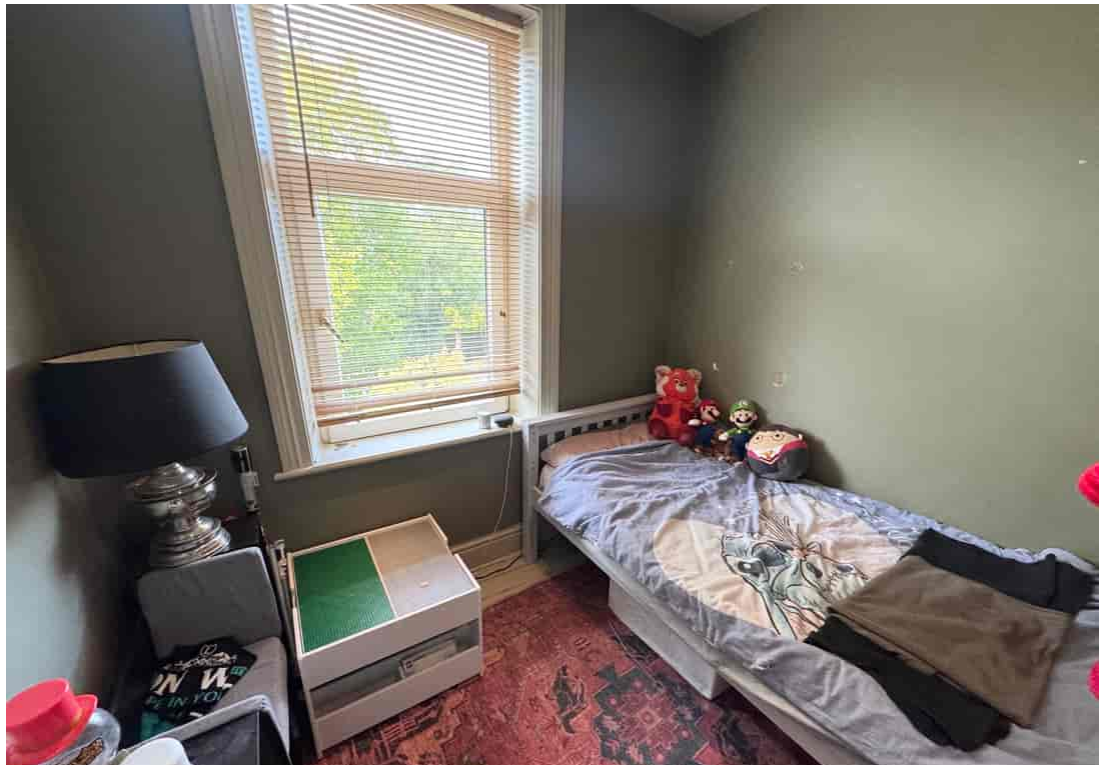
A gas central heating system and majority Upvc double glazing are installed. The property also retains many period features.

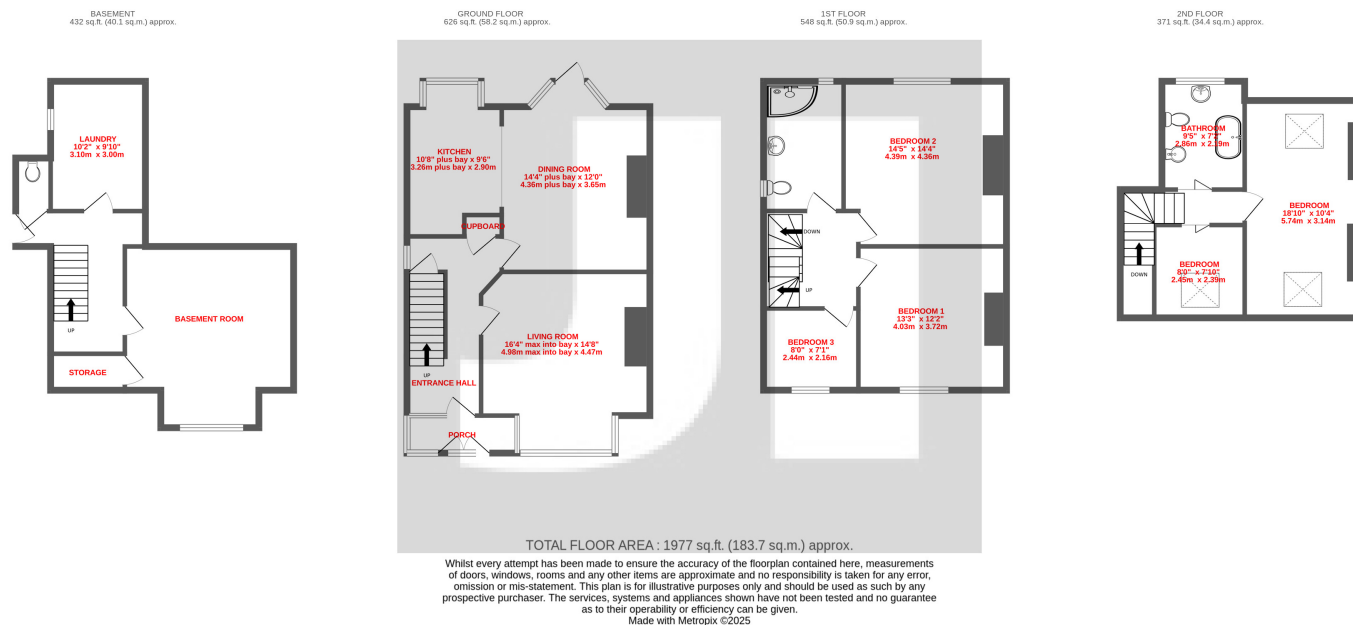
Moorhead is well placed for a superb range of localised amenities in nearby Saltaire, Bingley and Shipley all offer amenities including well regarded schools, shops, supermarkets and transport links. Railways stations provide regular and direct access to both Leeds, Bradford and other West Yorkshire Towns and beyond.

This property represents a increasingly rare opportunity to acquire a good sized semi detached family home in a prestigious location. Early viewing is highly recommended to fully appreciate the quality and potential of this residence









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