

FOR SALE

£650,000 Freehold



1 Ashfield Road, Moorhead, ShIPLEY. BD18 4JX

- Substantial 5 Double Bedroom Victorian Semi
- Gas Central Heating - 3 Large Reception Rooms
- 2 Kitchens - Utility Room - Cellar Room
- Family Bathroom - Separate W.c - 2 En-Suite Shower Rooms
- Attractive Gardens - Parking for 4 Vehicles
- Prime Location Close to Saltaire Village



PROPERTY DESCRIPTION

Substantial stone built Victorian Semi in a prime location in the Moorhead area of Shipley. Within walking distance of amenities in the UNESCO World Heritage Site of Saltaire village. Access to the business centres in Leeds is a 20 minute commute via the rail network. Within the catchment area of the well regarded Saltaire Primary and St Warlburgas Primary Schools.

The property boasts a wealth of character and charm. Having under gone a program of improvements, most recently a new boiler installed approx. 12 months ago and the property was re-wired approx.5 years ago. The basement level has been tanked out to provide further living space and offers versatile accommodation for multi generational family living.

Set over four floors, the property briefly comprises; entrance porch, entrance hall, two generous reception rooms and kitchen to the ground floor. Stairs down to the lower ground floor, where there is a further kitchen , spacious reception room, utility, cellar room, and porch giving access into the garden. To the first floor, there is a large master bedroom with en-suite shower room, two further double bedrooms, family bathroom and separate w.c. To the second floor, Two further double bedrooms, one having en-suite shower room and access to mezzanine attic space. Outside, there are attractive gardens to the front, side and rear with off road parking for approx. four vehicles.

Council tax band F. Internal viewing is essential to appreciate the accommodation on offer



ROOM DESCRIPTIONS

Entrance Hall

Porch giving access into entrance hall. Feature stained glass entrance door and windows to the front. Original herringbone wooden floor. Radiator and dado rail. Stairs to the first floor and stairs to the lower ground floor.

Reception Room 1

Double glazed windows to the front and side. Living flame gas fire having an ornate wooden surround. Feature coved ceiling and radiator.

Reception Room 2

Bay window having secondary glazing. Further window also having secondary glazing. Living flame gas fire having a stone surround and hearth. Radiators and feature coved ceiling.

Kitchen

Range of cream base and wall units having a complementary work surface over. 1 1/2 bowl sink unit having a mixer tap. Double oven and electric hob with extractor hood. Built in fridge and freezer. Built in dishwasher. Central island breakfast bar. Radiator and feature coved ceiling. Double glazed door and window.

Lower Ground Floor

Further Kitchen

Range of cream base and wall units having a complementary work surface over. 1 1/2 bowl sink unit having a mixer tap over. 5 burner gas hob and extractor hood. Double electric oven. Breakfast bar and down lighters. Double glazed window and door out to the side porch and into the garden. Space for American style fridge freezer. Steps down to ..

Reception Room 3

Double glazed window to the front and side. Double glazed door to the garden. Cupboard housing Ideal gas boiler and meter cupboard and down lighters. Door into inner lobby giving access into ..

Utility Room

Range of base units with complementary work surface over. Stainless steel sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Extractor fan.

Cellar/Workshop

Shelving and light.

First Floor

Master Bedroom

Bay window to the side. Radiator and coved ceiling. Fitted

furniture including wardrobes and drawers.

En-Suite: 2 piece suite in white comprising of wash hand basin inc within a vanity unit and low level w.c. Step in shower cubicle having a mains shower. Coved ceiling, window, chrome heated towel rail and part tiled walls.

Bedroom 2

Window to the side, coved ceiling and radiator. Pedestal wash hand basin and fitted wardrobes.

Bedroom 3

Window to the side and front, radiator, coved ceiling and fitted wardrobes. Pedestal wash hand basin.

Family Bathroom

3 piece contemporary suite in white comprising of freestanding bath, pedestal wash hand basin and low level w.c. Step in shower cubicle with mains shower. Radiator, storage cupboard, coved ceiling and down lighters. Windows and heated towel rail.

Separate W.C.

2 piece suite in white comprising of wash hand basin and low level w.c. Wooden floor and radiator.

Second Floor

Bedroom 4

Window, radiator and exposed beams.

Bedroom 5

UPVC window, radiator and wardrobe. Access to mezzanine attic room.

En-Suite: 2 piece suite in white comprising of wash hand basin set within a high gloss unit and back to wall pan w.c. Step in shower cubicle. Tiled floor and chrome heated towel rail.

Outside

Gardens

Gardens to 3 sides having lawned areas with mature planting of trees, flowers and shrubs. Greenhouse and summerhouse. Gated access with stone and fence boundaries. Parking for approx. 4 vehicles.



FLOORPLAN



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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