

FOR SALE

£249,995 Freehold



20 Hirst Wood Road, Shipley, West Yorkshire. BD18 4BS

- 3 Bedroom Terrace & Separate 1 Bedroom Detached Annex
- Gas Central Heating - Double Glazing
- Lounge - Extended Dining Kitchen - Home Office/Play Room
- Gardens - Off Road Parking
- Woodland, Canal & River Walk Close By
- Popular Location - Viewing Highly Recommended to Appreciate



PROPERTY DESCRIPTION

Well-presented three-bedroom terrace house located in the popular Hirstwood area of Shipley. Perfectly positioned for easy access to the amenities of Saltaire and boasting excellent transport links, this home offers a comfortable and versatile living space with modern fixtures. With a unique ground floor extension and a detached annex, this property is ideal for families or those seeking additional space for work or leisure. With gas central heating and double glazing throughout, this residence combines practicality with style in a delightful setting.

The Hirstwood area is conveniently on the edge of the World Heritage Site of Saltaire village. Saltaire offers a diverse range of shops, cafes, and cultural attractions. Commuters will appreciate the convenient proximity to Saltaire railway station, providing regular trains to Leeds in as little as 15 minutes. Families will benefit from being close to excellent primary schools, including the well-regarded Saltaire Primary and St Warlburga's Catholic Primary. For those who enjoy the outdoors, nearby woodland, canal, and river walks provide beautiful spots for relaxation and exercise.

Stepping into the property there is an entrance porch and spacious lounge. The extended dining kitchen is a particular highlight, providing a spacious and functional space that easily accommodates family meals and social gatherings. Adjacent to the kitchen is a versatile playroom or home office, ideal for families with children or those working remotely, offering flexibility to suit your lifestyle. Upstairs, the property features three bedrooms and modern bathroom. Additionally, there is a large attic space that presents excellent storage opportunities and has the potential for conversion, subject to the necessary planning consents.

One of the standout features of this property is the detached annex, which was originally a two-storey garage but now serves as a separate, adaptable space. This annex could be used as a teenage or grandparent retreat, a creative studio, or a dedicated home office, giving you plenty of options to tailor the property to your needs. Outside, the property enjoys a garden area to the front and a good-sized enclosed rear garden that provides privacy and safety for children or pets. There is also off-road parking to the rear available, enhancing convenience for homeowners and visitors alike.

This well-loved family home has been carefully maintained and offers an excellent opportunity to purchase in the desirable Hirstwood area. Internal viewing is highly recommended to fully appreciate the unique features and versatile accommodation on offer.



ROOM DESCRIPTIONS

Entrance Porch

Double glazed entrance door and double glazed windows to the front and side. Tiled floor and courtesy light.

Lounge

Part glazed entrance door to the front. Hardwood double glazed bay window to the front having feature stained glass. Radiator. Wood burning fire set on a marble hearth. Television point and coved ceiling.

Extended Dining Kitchen

Range of walnut style base and wall units having a complementary work surface over. Stainless steel circular sink units. Gas range style cooker. Part tiled walls. Built in fridge and freezer. Fitted shelving. Stairs to first floor. Radiator and gas boiler. Double glazed double doors out into the garden. Double glazed window and further double glazed door to the side. Under stairs study area.

Home Office/Play Room

Versatile space that has a variety uses. Double glazed windows to the side and rear. Radiator, wall light points and fitted shelf.

First Floor

Landing

Built in cupboard.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the rear and radiator.

Bedroom 3

Double glazed window to the rear and radiator. Access to the boarded loft space via pull down loft ladder. Velux window and light.

Bathroom

3 piece modern white suite comprising of panelled bath having a mains shower over, vanity sink and back to wall pan w.c set within a high gloss white unit. Feature towel rail, extractor fan and down lighters. Fully tiled walls and fitted mirrors. Double glazed window to the rear.

Outside

Gardens

Garden area to the front. Enclosed rear garden having patio and lawned areas. Hedge, fence and stone boundaries. Rockery. Access to annex. Off road parking to the rear.

Detached Annex

Detached annex that could have a variety of uses.

Utility: Double glazed entrance door and double glazed windows to the side and rear. Radiator. Plumbing for washing machine.

Access into loft storage space. Archway into ..

Kitchen Area: Range of oak style base units with complementary work surface over. Stainless steel sink unit with mixer tap. Part tiled walls and fitted shelving. Electric oven, gas hob (now disconnected) and extractor hood. Gas boiler fitted 2025. Stairs to the first floor.

Shower Room: 2 piece suite in white comprising of low level w.c and wash hand basin. Step in shower. Part tiled walls and chrome heated towel rail.

First Floor:

Landing: Door to the side. Velux window. Fitted shelving.

Lounge Area: Double glazed window to the rear and Velux windows. Radiator, television point, fitted shelving and exposed beams.

Bedroom: Double glazed window and Velux window. Radiator. Please note that this annex is on a separate council tax to the main house of Band A. The gas, water and electric are on the same meter as the house.

Broadband & Mobile Phone Coverage

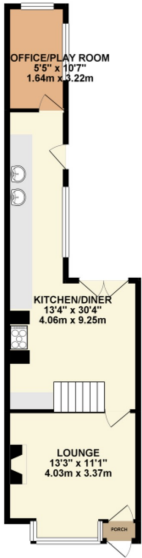
Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Ultrafast 59 mbps & Superfast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's 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>.



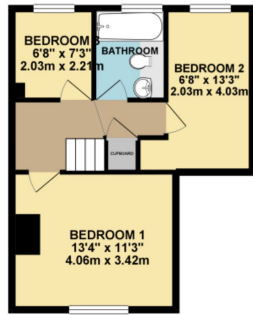
FLOORPLAN



GROUND FLOOR 501.60 sq. ft.
(46.60 sq. m.)



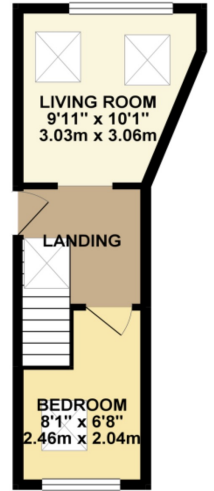
1ST FLOOR 399.19 sq. ft.
(37.09 sq. m.)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 900.79 sq. ft. (83.69 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as a guide for purchase or purchase. The actual layout, dimensions, levels, etc. should be based on the floor plan as shown on the plan. The actual layout, dimensions, levels, etc. should be based on the floor plan as shown on the plan. The actual layout, dimensions, levels, etc. should be based on the floor plan as shown on the plan.

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Area

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