



MARLBOROUGH
ROAD, SHIPLEY, BD18
3NX
£200,000
3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

FANTASTIC PROPORTIONS! Available for sale is this beautiful stone terrace house in a great location in Shipley! This street is very popular due to it being a literal stone's throw from parks, local shops and transport links via road, bus and rail into Leeds and Bradford! Come and view today!

Shipley is a fantastic area, being very close to the popular village (and world heritage site) Saltaire, and all of the amenities which are located within. The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the aesthetic beauty of the town and also the proximity to many sought-after local schools and academies. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Entrance to the property is granted via the front external door leading into a large welcoming hallway which has very high ceilings (a theme which is carried out throughout the property).

LIVING ROOM

Accessed at the front of the ground floor via the entrance hall is the lovely living room. This inviting reception room is illuminated by a bay window and has been decorated to a lovely standard, a perfect place to put your feet up any time of year.

DINING ROOM

Also accessed via the entrance hall is an even larger reception room! This room is currently being utilised as a dining room/ snug but its large space could be used a number of different ways (and is perfectly suited to family living or working from home).

KITCHEN

To the rear of the dining room is the long kitchen, this room is flooded with natural light via a velux style roof window and also a traditional window looking over the rear garden. Integrated appliances include fridge, freezer, dishwasher and tumble dryer. Plumbing for a washing machine is also available. There is an external door in the kitchen along with ample counter space and storage units and cupboards.

FIRST FLOOR

MASTER BEDROOM

On the first floor is the master bedroom, this is a fantastic sized room and houses built in storage with ample space left over in the room. The bedroom is illuminated by a large window facing over the front aspect.

BEDROOM THREE

The third bedroom is a good sized single bedroom which houses a single bed and two large wardrobes currently. This room could potentially house a double bed but it is a good sized single bedroom.

HOUSE BATHROOM

The HOUSE BATHROOM is a fantastic room for families because it houses a modern three-piece white suite and has beautiful tiling on the walls and flooring.

SECOND FLOOR

Bedroom Two

The second bedroom is also a large double bedroom with ample head height. There are two large velux style windows in the second bedroom and there is ample storage space in the eaves.

EXTERNALLY

Externally there is a modest front garden leading to the front door and providing a barrier between the property and the road. There is also a good sized rear garden/ yard which is terraced on different levels and a great private space to enjoy (English weather permitting).





All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		84	(81-91) B
(69-80) C			(69-80) C
(55-68) D	55		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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