



PARK ROAD,  
SHIPLEY, BD18 2JU  
£150,000

5 Bedroom House

LINLEY &  
SIMPSON

AVAILABLE WITH NO ONWARD CHAIN! Offered to market chain free, is this FIVE BEDROOM, STONE TERRACED house in the sought after Shipley location. This immaculate family home is on a private residential street which is a stone's throw from Saltaire Village and the amenities within.

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 HALL**

There is a large, character feeling entrance hall, which leads to the living room and the kitchen/ diner from the front of the house.

#### **LIVING ROOM**

The living room is a great place to put your feet up any time of year, accentuated by the beautiful front bay window, this room would suit a large range of buyers and it also has the use of a fully working cast iron open fire.

#### **KITCHEN/ DINER**

Accessed to the rear of the ground floor is the immaculately kept fitted kitchen, benefitting lovely base units and sink unit set within solid oak worktops. There is a fantastic range oven also.

### **LOWER GROUND FLOOR**

#### **BEDROOM FIVE**

There is also another reception room/ occasional bedroom at the front of the lower ground floor which has an external window.

#### **UTILITY ROOM/ DOWNSTAIRS KITCHEN**

On the lower ground floor there is a large utility room/ second kitchen which has an external rear door and is a very useful space to be used a number of different ways.

### **FIRST FLOOR**

#### **BEDROOM ONE**

A large double bedroom benefitting built in wardrobes and a UPVC window looking over the front aspect.

#### **BEDROOM TWO**

Another good size bedroom facing the rear garden and green fields beyond.

#### **BATHROOM**

A three-piece suite comprising of a fully tiles four-piece suite; walk in shower, bath, toilet and hand basin.

### **SECOND FLOOR**

#### **BEDROOM THREE**

The third bedroom is also a good sized double bedroom which faces the front aspect and benefits eaves storage, as well as wardrobe space, and a large UPVC dormer window.

#### **BEDROOM FOUR**

A large double bedroom with some restricted head height which would be great storage space. There is also a UPVC dormer window.

### **EXTERNALLY**

There is a paved front yard which provides a lovely boarder between the pavement and the front of the house. To the rear of the house there is a lovely rear garden which is fully paved and there is a nice decked area.



# Park Road, Shipley, BD18

Approximate Area = 1658 sq ft / 154 sq m

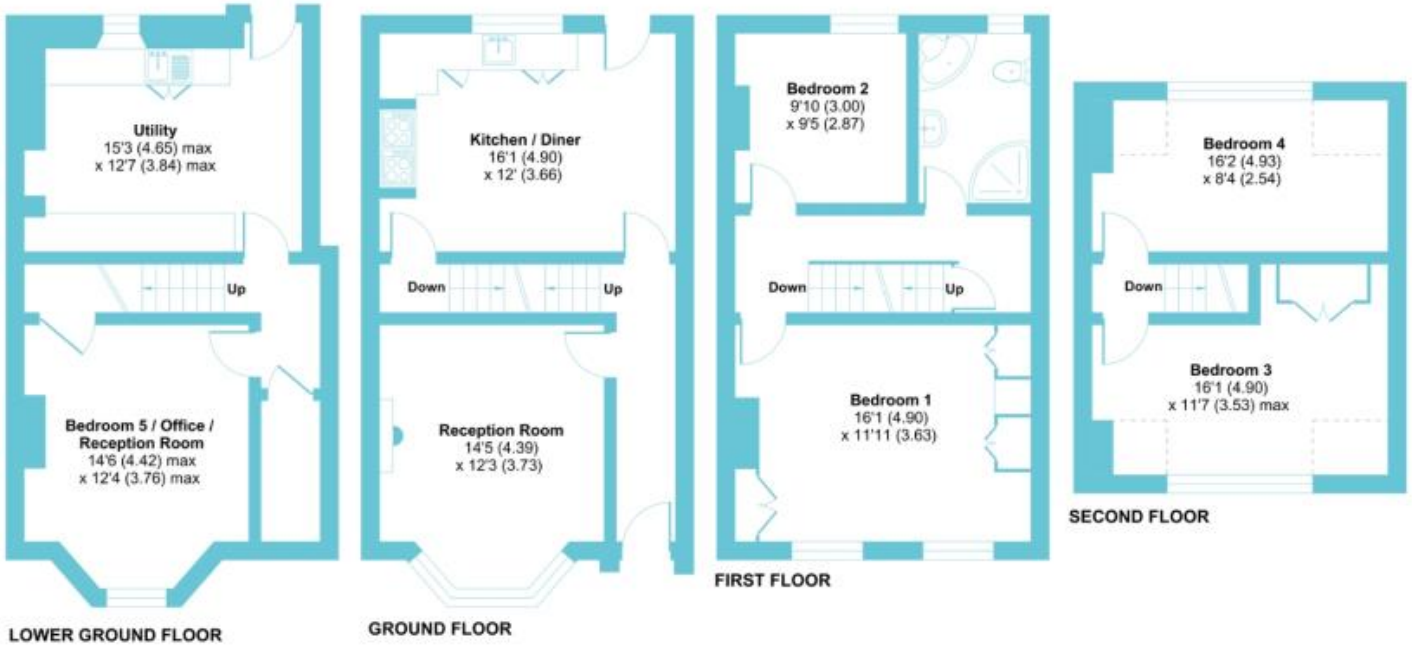
Limited Use Area(s) = 49 sq ft / 5 sq m

Total = 1707 sq ft / 159 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Linley & Simpson. REF:

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>79</b>	
	<b>66</b>		<b>76</b>
			<b>62</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### AGENTS NOTES:

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