



FARFIELD ROAD,
SHIPLEY, BD18 4QP
£375,000

6 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

Offered CHAIN FREE is this breath-taking EDWARDIAN house in a popular Shipley location. Benefitting six bedrooms, two bathrooms and two large reception rooms (with the potential for two more reception rooms below the ground floor) this house is very versatile. 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. There are properties in the local area ranging from the 1700's (and further back) stone houses all the way to modern new build complexes which compliment the area and feel of Shipley very nicely. There is ready access to the Aire Valley trunk road meaning 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

Accessed from the front, there is a modern (yet in-keeping) front porch. This is a great space to kick off muddy boots and also acts as an insulator keeping the heat in the house. Typical for its period there is a very grand hallway after the porch. This large space provides access to all the rooms on the ground floor and is complimented by the original panelling which any viewer will fall in love with.

LIVING ROOM

Accessed at the front of the ground floor via the entrance hall is the lovely sized living room. Like the rest of this character house, there are beautiful high ceilings, high skirting boards and original coving on the ceiling. This large room is illuminated by a commanding front bay window which also provides extra floor space.

DINING ROOM

To the rear of the ground floor is a second reception room. Currently being used as a separate dining room, this lovely room could be used a number of different ways. Like the rest of the house this room is accessed via an original wooden door.

KITCHEN

Also to the rear of the ground floor is the kitchen. The heart of any home, this kitchen works nicely as it is providing ample storage and worktop space and unlike kitchens in period homes, it is flooded with natural light from the high mullion windows at the rear. The units are beautifully in-keeping solid oak and the layout leaves plenty of space for additional storage.

LOWER GROUND FLOOR GARAGE, UTILITY AND WORKSHOP

Accessed from the front of the property is a wide, useful (and most importantly dry) garage. The garage can also be accessed by an internal staircase in the ground floor entrance hall. There are two further rooms; there is a fantastic utility room/ W.C which used to be the original kitchen of the property and still boasts the 'Yorkshire Range' today! There is plumbing for a washer and dryer and there is a rear external door leading to the rear garden. There is also a large store room adjacent to the utility room which is currently being used as a workshop. All of these rooms seem dry and are well maintained.

FIRST FLOOR MASTER BEDROOM

On the first floor is the master bedroom, this is a fantastic sized room which is front facing and is illuminated by a large window looking over the front aspect like the living room. There is a lot of built in storage in this room and without it; it would be even bigger.

BEDROOM TWO

The second bedroom is a good sized double bedroom which looks over the lovely, private rear garden. This room is nicely complimented by the original cast iron fireplace.

BEDROOM THREE

The third bedroom is also located on the first floor, this is another double sized bedroom facing out over the rear aspect.

HOUSE BATHROOM AND TOILET

The house bathroom is currently separate from the toilet (as is common for houses of this age, however as is visible on the floorplan; it would be very easy to knock both rooms into a huge modern bathroom should this be something the lucky buyer wants. The bathroom houses a four-piece modern suite and the toilet is located separately.

SECOND FLOOR BEDROOM FOUR

The fourth bedroom is a large double bedroom facing out over the front aspect. The bedroom has a front facing dormer making great use of the available floorspace.

BEDROOM FIVE

To the rear of the second floor there is yet another large double bedroom; this is currently being used as living space but is very large and would make a great bedroom. This is illuminated by a velux style window in the roof; but the room is not short of head height.

BEDROOM SIX

Also to the rear of the second floor is a single bedroom.

SECOND BATHROOM

There is a full sized bathroom on the second floor which houses a modern three piece suite with tasteful tiling throughout.

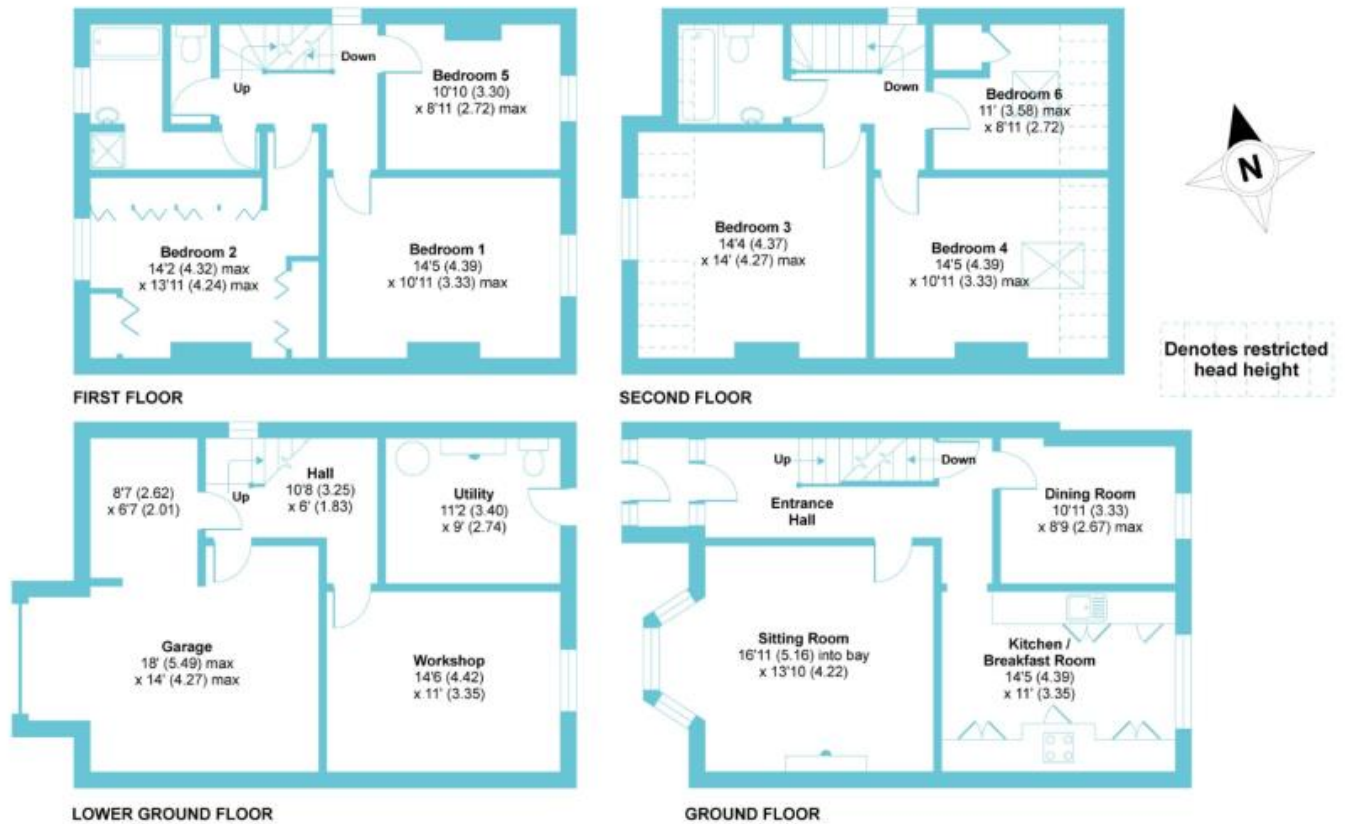
EXTERNALLY

Externally there is a well established front garden with a gated driveway leading to the garage under the property. There is access down the side of the house to the private, secure rear garden which is flagged and is low maintenance. This is the perfect place to enjoy the sunshine and have a BBQ (English weather permitting).



Farfield Road, Shipley, BD18

APPROX. GROSS INTERNAL FLOOR AREA 2248 SQ FT 208.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & UTILITY / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			78
		64	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
			71
		54	

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.

AGENTS NOTES:

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