



12 Wellington Crescent, Shipley, West Yorkshire BD18 3PH

- Spacious 4 Bedroom inner stone built inner terraced property
- Requires elements of modernisation and improvement
- Popular and convenient locality, being well placed for a range of amenities in Saltaire Village and Shipley
- Pleasant garden areas to front and rear
- Flexible accommodation planned over four floors
- Offered with no upward chain - viewing essential to fully appreciate all on offer

£335,000 Freehold



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DESCRIPTION

We are pleased to offer for sale this sizeable stone built four bedroom inner terrace property situated in this highly popular locality on the periphery of Saltaire village and and Shipley Town Centre and therefore being well placed for an excellent range of amenities including shops, schools, transport links and in particular Saltaire railway station.

The property requires some general modernisation and improvement, mainly relating to decor and flooring and offers excellent scope for a purchaser to place their own stamp upon it. Gas heating and majority uPVC double glazed windows are installed.

The accommodation in brief comprises:- L shaped Entrance hall, living room with angled bay window, good sitting room. The lower ground floor Basement level offers a dining kitchen, having wall and base cupboards and provides external access to the rear garden/yard area. There is a shower room and useful cellar room also on this level.

To the first floor are two well proportioned bedrooms and house bathroom. To the second floor are two further attic bedrooms.

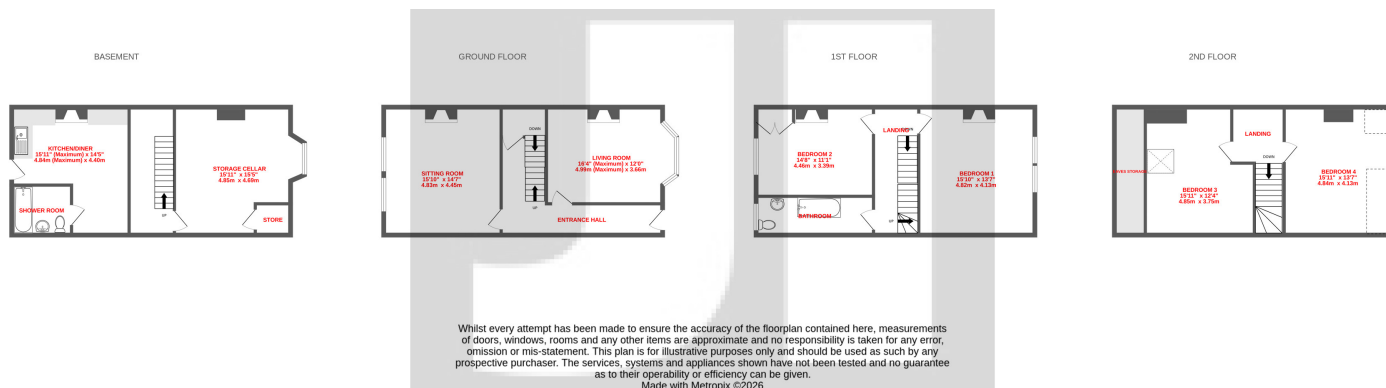
Externally there is a pleasant garden frontage and rear garden/yard area

The property will appeal to those looking for a spacious period home with character that provides a superb opportunity to improve and is offered with no upward chain.

PLEASE NOTE - This property sale is subject to a grant of probate which is currently awaited.







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

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

☎ 01274 533322

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00