



## 66 Kirkgate, Shipley, BD18 3EL

Offers In The Region Of £445,000

- EXTENDED AND NEWLY INSTALLED KITCHEN
- SIX BEDROOMS OVER THREE FLOORS
- TWO BATHROOMS
- CONTEMPORARY FINISH THROUGHOUT
- DECEPTIVELY SPACIOUS
- STUDIO STYLE FLAT WITH £600PCM RENTAL INCOME
- RECENTLY RENNOVATED
- FLEXIBLE LIVING ACCOMMODATION



# 66 Kirkgate, Shipley BD18 3EL

**\*\*\*RECENTLY RENOVATED SIX BEDROOM FAMILY HOME WITH DOWNSTAIRS SELF CONTAINED FLAT\*\*\*** Bronte Estates are delighted to offer the market market this BEAUTIFULLY FINISHED SIX BEDROOM VICTORIAN THROUGH TERRACE with ACCOMMODATION OVER THREE FLOORS and briefly comprising an entrance hall, a living room, a SUBSTANTIAL EXTENDED DINING KITCHEN with a gas fire to the ground floor, THREE BEDROOMS and FAMILY BATHROOM to the first floor with THREE BEDROOMS and a SECOND BATHROOM to the second floor. Additionally, the current owner has converted the lower ground floor into a SELF-CONTAINED FLAT with a studio style living/bedroom, a modern kitchen and shower room CURRENTLY ACHIEVING £600PCM IN RENT ALONE! The house externally comprises an Indian stone flagged garden to rear and a laid to lawn garden to front. **\*\*\*VIEWINGS BY APPOINTMENT ONLY\*\*\***



Council Tax Band: D



## Property Description

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## Accommodation

### Ground Floor

#### Entrance Hall

A light and airy entrance hall giving access to the dining room, living room and stairs to the first floor with gas central heating and under stairs storage.

#### Living Room

13'11 x 20'04

The main living room sits to the front aspect featuring high ceilings, a large bay window to front, a feature fireplace and gas central heating.

#### Dining Kitchen/Family Room

20'08 x 27'08

Recently extended to create a bigger, open plan dining kitchen space and have the addition of further reception/entertainment space. Sitting the the rear aspect, the new contemporary kitchen comprises a mixture of wall and base units, a gas hob with extractor over, an integral electric oven and microwave, space and plumbing for washing machine, tumble dryer, fridge freezer, naturally lit via a Velux skylight

and double glazed window to rear, with a patio door giving access to the rear garden. This room offers ample space for dining and living and also comprises an open gas fire.

### First Floor

#### Landing

Leading to all rooms on the first floor and access to stairs to the second floor.

#### Bedroom One

11'06 x 16'10

Used as the main double bedroom to the front elevation comprising a large double glazed window to front and gas central heating radiator.

#### Bedroom Two

18'00 x 13'03

A second generous double bedroom to the rear with gas central heating and double glazed window to the rear.

#### Bedroom Three

6'07 x 12'08

A larger than average single bedroom with double glazed window and gas central heating.

#### Family Bathroom

A modern and stylish fully tiled bathroom comprising a stand alone bath, separate shower cubicle, w/c, a wall mounted wash hand basin with vanity drawers under, heated towel rail and double glazed window to rear.

### Second Floor

#### Landing

A naturally lit landing leading to three further bedrooms and second bathroom.

#### Bedroom Four

14'04 x 13'10

With a dormer facing to the rear elevation providing space for a fourth double bedroom comprising double glazed windows to front and gas central heating.

#### Bedroom Five

13'05 x 17'04

A fourth double bedroom situated to the front elevation on the second floor with a second dormer comprising double glazed windows to front and gas central heating.



## Bedroom Six

6'06 x11'06

The final bedroom has a Velux window, gas central heating and built in drawers.

## Lower Ground Floor

To the lower ground is a converted flat with its own entrance. It is fully electric throughout with a living room/bedroom, a modern fully fitted kitchen, a w/c, and shower room. This room is currently rented out at £600pcm.

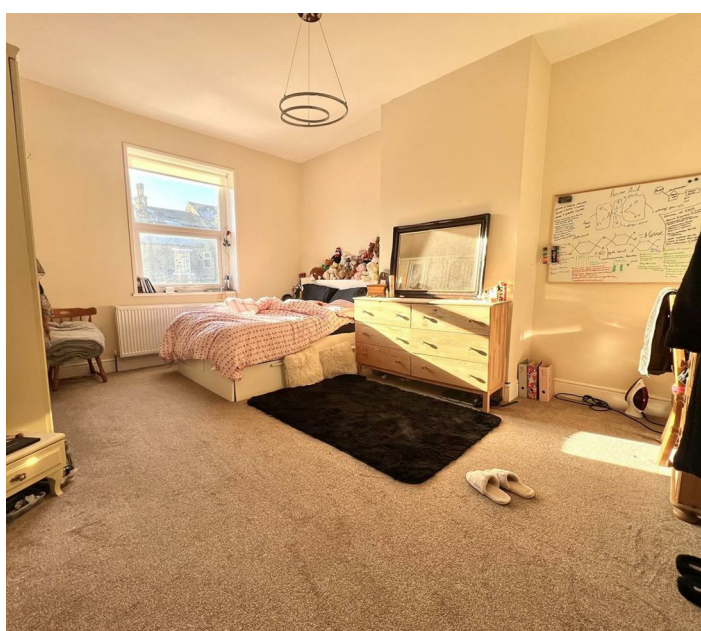
## External

The property has an enclosed front garden, mainly laid to lawn with some flowerbeds and pathway leading to steps up to the main first door and steps down to the flat.

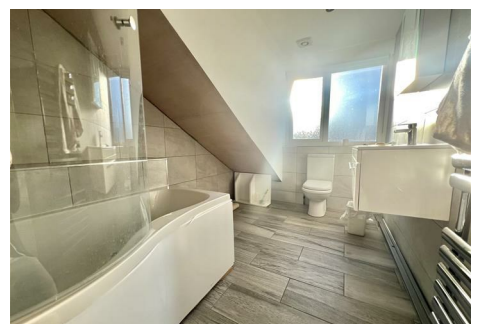
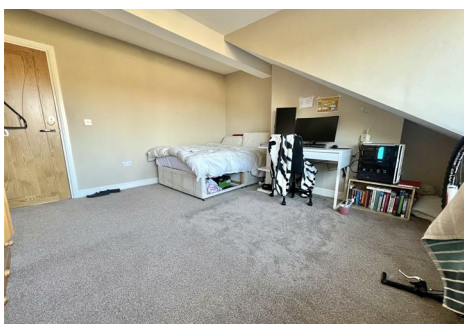
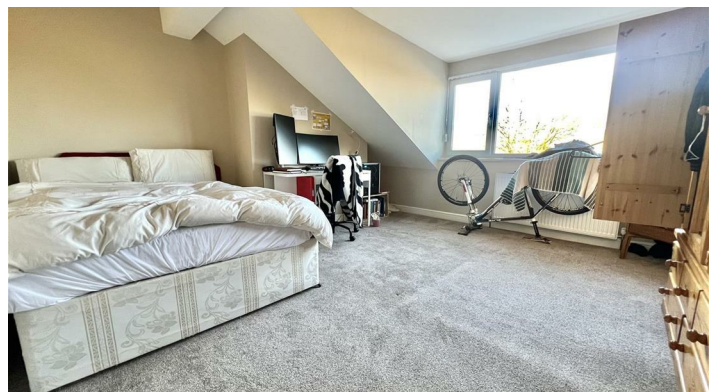
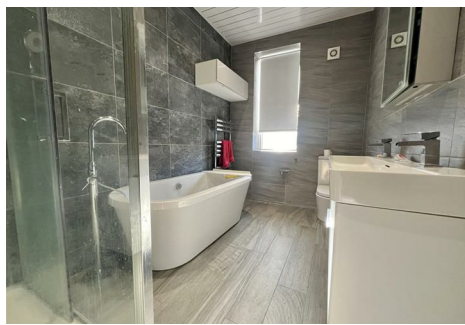
The rear of the property has an enclosed rear garden with a new gate installed and Indian stone flagged patio that can be used as off-street parking.

## Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.











## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>68</b>
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 