



## 7 Rushcroft Terrace ShIPLEY, BD17 6DA

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH NOVEMBER AT 12PM. A charming and spacious Victorian residence set across three floors, boasting two reception rooms, four generously sized bedrooms, and substantial cellar accommodation.  
EPC Rating D & Council Tax Band D  
Freehold

- TRADITIONAL AUCTION 6TH NOVEMBER 12PM - START BID £275,000
- FOUR BEDROOMS & TWO RECEPTIONS
- OFF ROAD PARKING
- SPACIOUS VICTORIAN PROPERTY
- PERIOD FEATURES
- EPC RATING D & COUNCIL TAX BAND D

**Auction Guide Price - £275,000**

# 7 Rushcroft Terrace

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Description

Set across three floors, this impressive Victorian terraced home offers a wealth of adaptable living space, blending period character with exciting scope for modernisation. Inside, you'll find four generously sized bedrooms, a family bathroom, spacious reception rooms, a well-proportioned kitchen, and extensive cellar storage.

Rich in original features, the property's enduring charm is complemented by the potential to update and personalise, making it a perfect long-term home for a growing family.

Situated in the sought-after village of Baildon, residents enjoy a vibrant mix of shops, cafés, and local amenities. With stunning moorland on the doorstep, it's an idyllic setting for lovers of the outdoors, offering endless opportunities for walking, cycling, and exploring the surrounding countryside.

Its excellent transport connections make daily life even easier, with direct rail services to Leeds and Bradford.

The property comprises :

Entrance Hall - Having a staircase rising to the first floor landing, central heating radiator.

Living room - 18ft x 15'9ft (5.49m x 4.80m) - A spacious room with a bay window to the front elevation and a central heating radiator.

Dining Room - 13.6ft x 12.9ft (4.11m x 3.89m) - A window to the rear elevation and a central heating radiator.

Kitchen - 13.6ft x 9.6ft (4.11m x 2.90m) - Having a range of wall and base units, integrated oven, hob and extractor above. Inset sink and drainer, window and door to the rear elevation.

Store Room

Great Size Cellars - Potential to make into a self contained annex (subject to necessary planning consents)

First Floor Landing with skylight

Bedroom One - 15.6ft x 13.9ft (4.72m x 4.19m) Wardrobes and drawers, central heating radiator and a window to the front elevation.

Bedroom Two - 13.6ft x 13ft (4.11m x 3.96m) Window to the rear and a central heating radiator

Bedroom Three - 13.6ft x 9.6ft (4.11m x 2.9m) Feature fireplace, window to the rear elevation and a central heating radiator.

Bathroom - Having a bath, separate shower cubicle, wash hand basin and WC with a central heating radiator and a window to the front elevation.

Second Floor

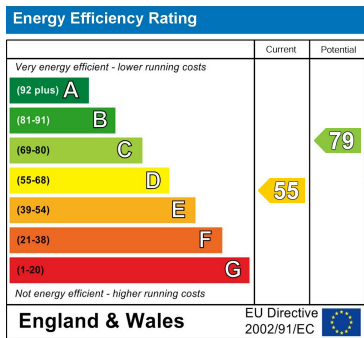
Attic Room - 14ft x 13ft (4.27m x 3.96m) Dormer window, central heating radiator door to store room.

Exterior - A delightful tiered garden at the front and to the rear is a shared driveway providing off-street parking. The terraces are beautifully set within communal grounds.

Solicitors  
Yasser Shaffi - Eatons Solicitors

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**Guide Price:** An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

**MONEY LAUNDERING REGULATIONS 2003**  
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.