



**Dockfield Road  
Shipley, BD17 7AD**

**Guide Price £160,000**

**Gao**  
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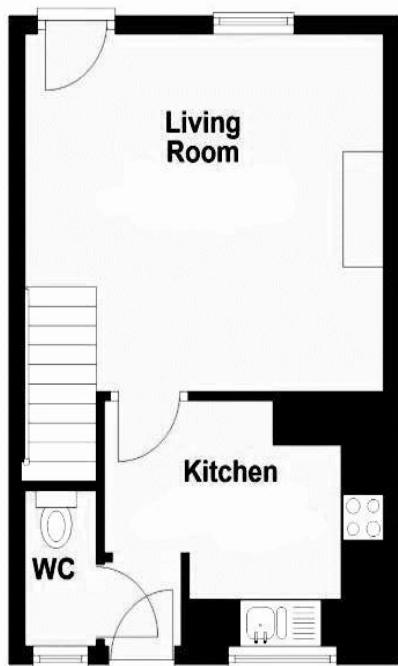
## MAIN FEATURES:

- Well Presented Mid Terrace House Arranged over Three Floors
- Modern Fitted Kitchen
- Lounge/Diner
- Three Bedrooms & Family Bathroom
- Low Maintenance Rear Garden

Located on the ever-popular Dockfield Road, this well-presented mid-terrace house arranged over three floors offers stylish and versatile accommodation ideal for professionals, couples or growing families. The property features a modern fitted kitchen with ample storage and workspace, perfectly suited to contemporary living. A good-sized lounge/diner provides a welcoming space for both relaxing and entertaining, filled with natural light. To the upper floors are three well-proportioned bedrooms, offering flexibility for home working or guest accommodation, along with a modern family bathroom/WC finished to a clean, contemporary standard. Externally, the home benefits from a low-maintenance rear garden, ideal for outdoor dining or relaxing with minimal upkeep.

Dockfield Road is superbly positioned within the sought-after BD17 area, close to the UNESCO World Heritage Site of Saltaire, with its charming cafés, bars and independent shops. Residents enjoy excellent transport links, including Shipley railway station with direct services to Leeds and Bradford, as well as easy access to the canal and riverside walks. Well-regarded schools, parks and local amenities are all nearby, making this a highly desirable location that combines convenience, character and community living.

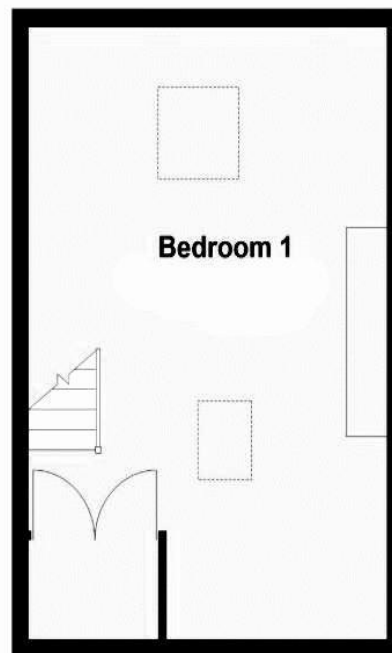
**Ground Floor**



**First Floor**



**Second Floor**



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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