# Moorhead Lane, Shipley, BD18 4JH

- 4 Bedrooms
- Close to Saltaire Village
- Popular Location
- Stone Built Terrace
- Close to Bars and Bistros
- NO CHAIN

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## Price £310,000

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## DESCRIPTION

Nestled in the heart of the ever-popular village of Saltaire, this impressive four-bedroom stone-built terrace offers spacious and versatile accommodation arranged over four floors. Beautifully presented throughout and sympathetically updated in recent years, the property perfectly combines character features with modern living, making it an ideal home for families and professionals alike.

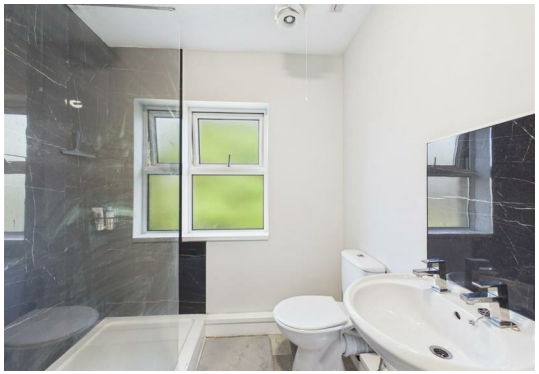
The accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge, a separate dining room, and a well-appointed kitchen. To the lower ground floor is a useful cellar, complete with power, lighting and plumbing for a washing machine, along with an additional storage room. Subject to the necessary permissions, this space offers excellent potential to create further living accommodation.

The first floor provides two generous bedrooms together with the family bathroom, while the second floor offers two further well-proportioned bedrooms and further shower room , creating flexible space for growing families, guests or those working from home.

Externally, the property benefits from low-maintenance gardens to both the front and rear, with the added advantage of off-road parking to the rear.

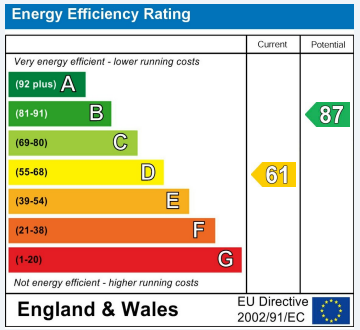
Ideally positioned within walking distance of the UNESCO World Heritage village of Saltaire, the property enjoys easy access to an excellent range of independent shops, cafés, restaurants and bars, along with the popular Roberts Park, the Leeds & Liverpool Canal and Saltaire Railway Station, providing direct links to Leeds, Bradford and beyond. Well-regarded schools are nearby, while the stunning Yorkshire countryside is only a short drive away, making this an exceptional location for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the space, character and superb location this wonderful home has to offer



## ENERGY PERFORMANCE CERTIFICATE

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.




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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Viewings**

Please contact shipley@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.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