



By Auction £150,000

FOR SALE BY AUCTION* *FIVE BEDROOMS* *TWO RECEPTIONS* *NO CHAIN

Nestled on Carr Lane in the charming town of Shipley, this exquisite mid-terrace Victorian house offers a perfect blend of classic elegance and modern convenience. With five spacious bedrooms, this property is ideal for families or those seeking ample living space. The two well-appointed reception rooms provide a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

For sale by the modern method of auction with Advanced Property Auction.

Starting bid: £150,000.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

The house boasts large basement rooms, which present a fantastic opportunity for additional living space, a home office, or a playroom for children. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Situated just a short walk from Shipley Railway Station, commuting to nearby cities is both easy and convenient. The vibrant town centre is also within close reach, offering a variety of shops, cafes, and amenities. Additionally, the historic Saltaire Village, a UNESCO World Heritage site, is nearby, providing a picturesque setting for leisurely strolls and cultural exploration.

This stone-built Victorian terrace is not only a home but a lifestyle choice, combining the charm of period features with the practicality of modern living. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a property with character and space, this delightful home on Carr Lane is sure to impress.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		