

FOR SALE

£165,000 Freehold



7 Helen Street, Saltaire, ShIPLEY, West Yorkshire. BD18 4PH

- Grade II Listed terrace - 1 Double Bedroom
- Gas Central Heating - Useful Cellar
- Lounge - Kitchen
- Enclosed Yard to the Rear - No Seller Chain
- Close to Train Station



PROPERTY DESCRIPTION

Grade II listed terrace situated in the UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities in Saltaire including the bus and rail network, making the commute into Leeds only a 15 minute train journey away.

The property was re-roofed, re-pointed, damp proof course and kitchen floor joists replaced in 2013. Briefly comprises; lounge and kitchen to the ground floor. Double bedroom and bathroom to the first floor. Outside, there is an enclosed yard to the rear with outbuilding that gets the afternoon sun.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band A.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 13 mbps, Superfast 80 & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Lounge

Entrance door and sash window to the front.
Radiator and television point.

Kitchen

Range of white base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap.n Electric oven, gas hob and extractor hood. Plumbing for washing machine. Under counter fridge included. Part tiled walls, feature radiator and laminate floor. Door and sash window to the rear. Ideal gas boiler. Stairs to the first floor. Access to the cellar.

Cellar

Power and light. Stone table.

First Floor

Landing

Built in cupboard and access to the loft space.

Bedroom

Sash window to the front, radiator, built in wardrobes and stripped wooden floor.

Bathroom

3 piece suite in cream comprising of panelled bath having a mixer shower over, pedestal wash hand basin and low level w.c.Radiator, sash window to the rear, part tiled walls, extractor fan and laminate floor.

Outside

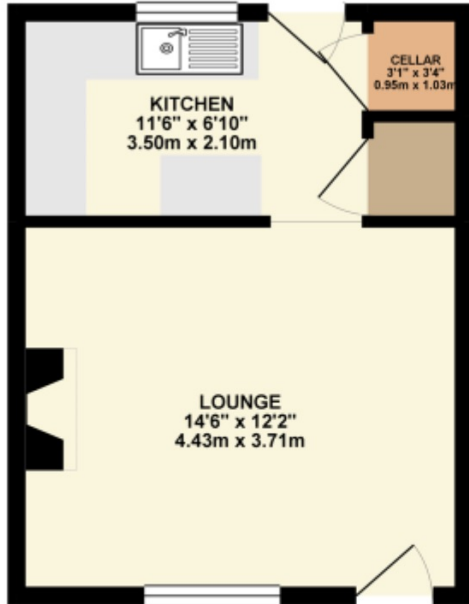
Rear Yard

Enclosed yard to the rear having gated access, stone boundaries and useful outside store.

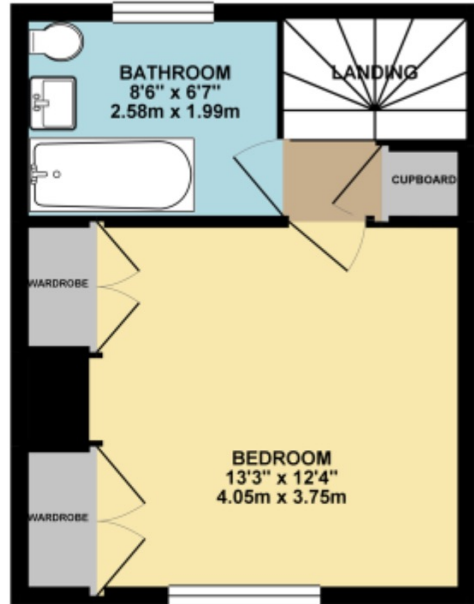


FLOORPLAN & EPC

GROUND FLOOR 275.25 sq. ft.
(25.57 sq. m.)



1ST FLOOR 275.25 sq. ft.
(25.57 sq. m.)



TOTAL FLOOR AREA : 550.50 sq. ft. (51.14 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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