

FOR SALE

£225,000 Freehold



33 George Street, Saltaire, Shipley, West Yorkshire. BD18 4PT

- Grade II Listed Inner Terrace - 2 Bedrooms
- Gas Central Heating - Lounge - Kitchen
- Cellar - No onward Seller Chain
- Garden Front & Rear - Ideally Placed for Train Station



PROPERTY DESCRIPTION

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

Briefly comprises; entrance, lounge and kitchen to the ground floor. Useful cellar. Two bedrooms and bathroom to the first floor. Outside, there is a garden to the front and enclosed yard to the rear.

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 15 mbps, Superfast 112 mbps & Ultra 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

Entrance

Entrance door and stairs to the first floor.

Lounge

Window to the front having a feature stained glass window above. Radiator, television point and coved ceiling. Wall light points. Electric fire set on a marble hearth and having a wooden surround. Access to cellar.

Kitchen

Range of white base and wall units having a complementary work surface over. Electric oven, gas hob and extractor hood. Radiator, Vokera gas boiler and plumbing for washing machine. Stainless steel sink unit with mixer tap. Window and door to the side.

Cellar

Power and light. Consumer unit and electric meter.

First Floor

Landing

Access to the loft space.

Bedroom 1

Window to the front, radiator and built in wardrobes.

Bedroom 2

Window to the rear, radiator and coved ceiling.

Bathroom

3 piece suit comprising of paneled bath, pedestal wash hand basin and low level w.c. Window to the side, part tiled walls, radiator and step in shower cubicle.

Outside

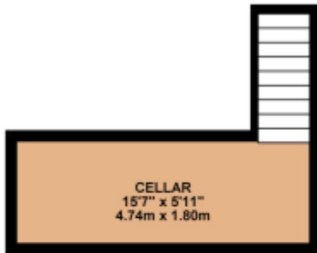
Gardens

Garden to the front having gated access and stone boundaries. Shrub and flower border. Enclosed paved yard to the rear with brick and stone boundaries. Stone outbuildings.



FLOORPLAN & EPC

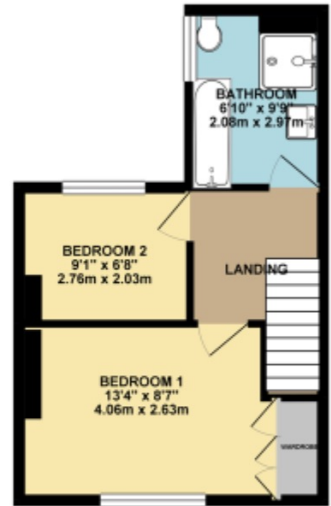
BASEMENT 104.83 sq. ft.
(9.74 sq. m.)



GROUND FLOOR 298.37 sq. ft.
(27.72 sq. m.)




1ST FLOOR 298.39 sq. ft.
(27.72 sq. m.)



TOTAL FLOOR AREA : 701.59 sq. ft. (65.18 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		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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