



35 Mary Street, Saltaire, West Yorkshire BD18 4PQ

- Grade II listed "titus salt" stone built terrace
- Well presented and appointed accommodation throughout.
- Pleasant paved rear yard with outhouse stores
- World heritage site/conservation area
- Two bedroom accommodation
- Early viewing recommended
- Well placed for local amenities including Saltaire train station
- Good range of fixtures & fittings, gas central heating

£189,950 Freehold



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DESCRIPTION

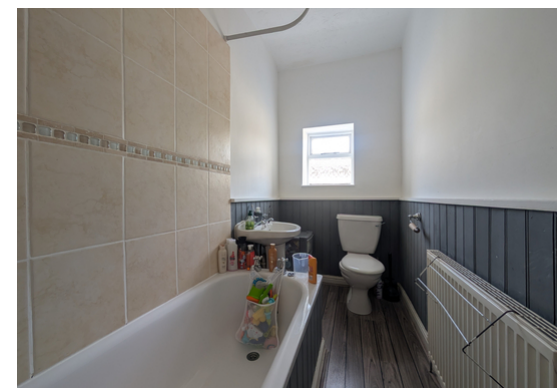
An early enquiry and viewing appointment is highly recommended of this well presented and appointed two bedroom 'Titus Salt' mid terraced cottage. Located on Mary Street, central to the village. The property is ideally situated for access to Saltaire Railway Station, Salts Mill and the broad range of shops, restaurants and bars on Victoria Road and Bingley Road.

The well presented accommodation provides a good range of fixtures and fittings together with retained features. A gas fired central heating system is fitted together with heritage sash windows.

The ground floor accommodation in brief comprises: spacious living room with feature fireplace. The fitted kitchen has a range of modern units with integral gas hob, matching electric double oven and extractor. Co-ordinated working surfaces and ceramic tiled splash backs. An exterior door provides access to the rear garden / yard. Access to the cellar space. At first floor level there is a landing with two good sized storage cupboards, a double bedroom to the front of the property and single bedroom located to the rear and bathroom / wc which includes a fitted three piece suite in white comprising of a panelled bath with electric shower over, pedestal wash hand basin and low suite wc.

Externally there is a pleasant rear yard / garden with useful outhouses.

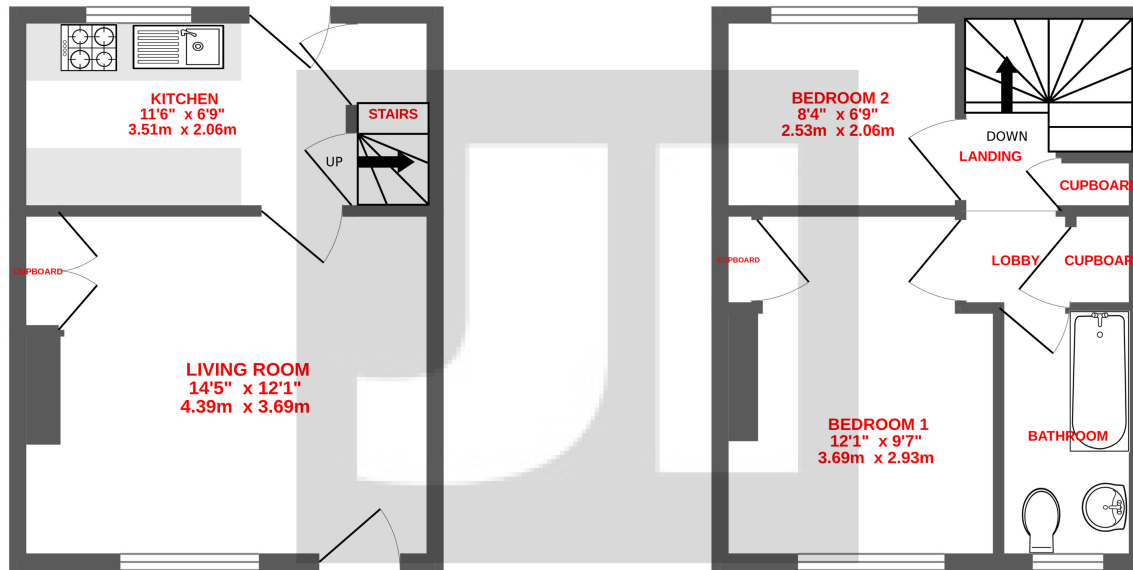
We would urge an early enquiry and viewing appointment.





GROUND FLOOR

1ST FLOOR



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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Opening Hours

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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.

DISCALIMER

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.