

FOR SALE

£245,000 Freehold



4 Daisy Place, Saltaire, ShIPLEY, West Yorkshire. BD18 4NA

- Grade II Listed Terrace - 3 Bedrooms
- Gas Central Heating - Re-roofed in 2023
- Lounge - Kitchen - Cellar
- Garden to Front - Yard to Rear with Outbuildings
- Close to Bus & Rail Links



PROPERTY DESCRIPTION

Grade II listed 'Titus Salt' terrace, situated in the World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail network.

The property was re-roofed in 2023 and benefits from gas central heating, modern kitchen and bathroom. Briefly comprises; lounge and kitchen with access to the cellar to the ground floor. 3 bedrooms and bathroom to the first. Outside, there are gardens to the front and rear with two outbuildings.

Internal viewing is essential to appreciate.



ROOM DESCRIPTIONS

Lounge

Entrance door and sash window to the front. Open fireplace, television point and coved ceiling. Fitted shelving, stone floor and stairs to the first floor.

Kitchen

Range of modern base and wall units having a complementary wood effect work surface over. Double electric oven, gas hob and chimney hood. Part tiled walls, radiator and under cupboard lighting. Integral washer, dishwasher and fridge. Door and sash window to the rear. Access to the cellar.

Cellar

Consumer unit and electric meter. Radiator, power and light.

First Floor

Landing

Access to the loft space and built in cupboard.

Bedroom 1

Sash window to the front and radiator.

Bedroom 2

Sash window to the front and radiator.

Bedroom 3

Window to the rear and radiator.

Bathroom

3 piece suite in white comprising of 'P' shaped bath with mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls, heated towel rail shaver point and extractor fan. Cupboard housing Vokera gas boiler.

Outside

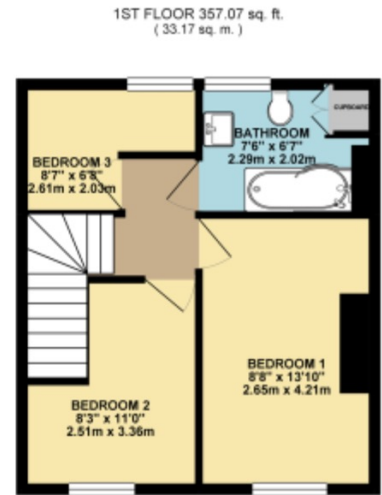
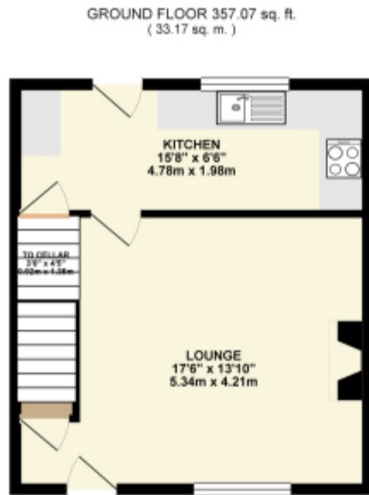
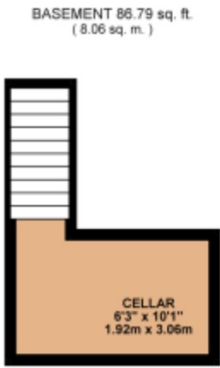
Gardens

Pebbled front garden, having gated access, hedge and fence boundaries.

Enclosed yard to the rear having two outbuildings.



FLOORPLAN & EPC



TOTAL FLOOR AREA : 800.93 sq. ft. (74.41 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		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmmaxfield.com