



22 Constance Street, Shipley, West Yorkshire BD18 4LX

- A much improved and well presented Grade II Listed three bedroom 'Titus Salt' inner terrace cottage
- Spacious rooms with high ceilings
- New floor coverings and decor
- Impressive new kitchen with integrated appliances
- Southerly facing rear garden / yard with outhouses
- Offered for sale with no onward chain - viewing highly recommended
- Newly fitted shower room
- Superb position within the village close to all amenities and train station

£259,950 Freehold



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DESCRIPTION

Having been vastly improved by the present owners this well presented Grade II Listed three bedroom 'Titus Salt' inner terrace cottage combining a desirable mix of character and charm together with sleek and contemporary fixtures and fittings including newly installed kitchen and shower room, new floor coverings, redecoration and some damp work with guarantee.

The property is situated towards the top of the village close to the amenities on Bingley Road/Gordons Terrace as well as Victoria Road. In addition it is served by fantastic transport links by rail and road and in particular Saltaire Railway Station of which is an approximate five minute walk and provides regular and direct links to Leeds, Bradford & Skipton.

Offering an excellent range of contemporary fixtures and fittings together with many retained character features, the accommodation offers a gas fired central heating system and in brief comprises:- Entrance hall, spacious living room with feature stone fireplace, superb newly fitted kitchen with a comprehensive range of fitted units and integrated appliances, useful lower ground floor storage cellar. To the first floor:- Three bedrooms and house shower room / wc including a contemporary white suite with complementary floor and wall tiling, comprising shower enclosure with rain head type shower over, vanity hand basin unit and separate low suite w.c.

The property has a pleasant enclosed southerly facing garden / yard to the rear with useful outhouses. Parking is available on Constance Street to the fore.

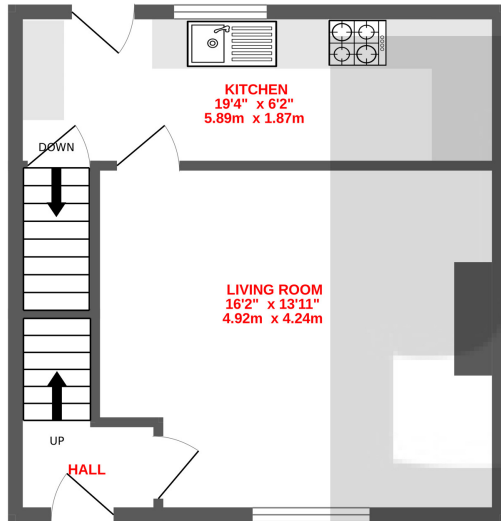
Nestled within the UNESCO World Heritage Site of Saltaire, Shipley, West Yorkshire. This period stone-built home offers a blend of historic character and modern living, making it an ideal choice for first-time buyers or those seeking a tranquil village lifestyle with excellent transport links.

This is a superb example of this style of home and presents a fantastic opportunity for those looking for a stylish and well proportioned Saltaire property. Viewings are highly recommended and the property is being offered for sale with no onward chain.

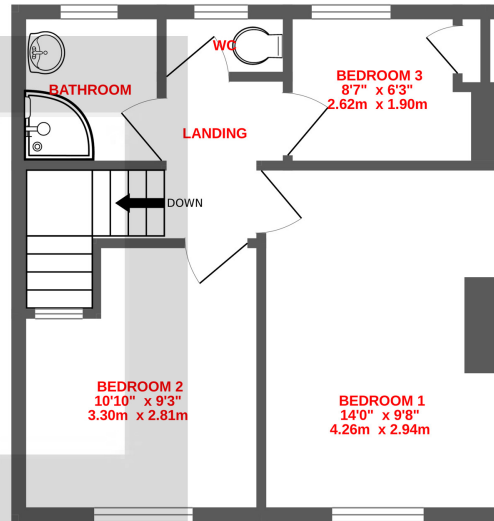




GROUND FLOOR

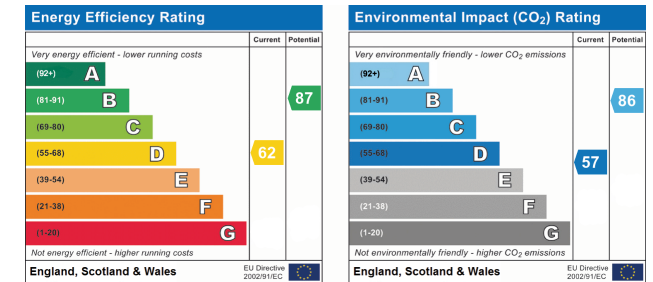


1ST FLOOR



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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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.

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