

FOR SALE

£295,000 Freehold



60 George Street, Saltaire, ShIPLEY, West Yorkshire. BD18 4PL

- Grade II Listed Stone Built Terrace - 3 Bedrooms
- Gas Central Heating - Lounge - Kitchen/Diner
- Useful Boarded out Attic Space
- Garden Frontage & Enclosed Rear Yard with Outbuildings



PROPERTY DESCRIPTION

Grade II listed 'Titus Salt' terrace situated in the World Heritage Site of Saltaire village. Ideally placed for amenities including the rail network, making the commute into Leeds less than a 20 minute train journey away.

The property briefly comprises, entrance hall, lounge and kitchen/diner to the ground floor. Three bedrooms, bathroom and useful boarded out and carpeted loft space. Outside, there is a garden frontage and enclosed yard to the rear with two outbuildings.

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



ROOM DESCRIPTIONS

Entrance Hall

Entrance door to the front.

Lounge

Sash window to the front, radiator and laminate floor. Cast iron gas stove set on a tiled hearth. Wall light points.

Kitchen/Diner

Range of shaker style base and wall units having a complementary wooden work surface over. Plumbing for washing machine. Gas cooker point. Radiator, tiled floor and part tiled walls. Sash window and door to the rear. Under stairs cupboard. Stairs to the first floor.

First Floor

Landing

Radiator.

Bedroom 1

Sash window to the front and radiator. Stripped wooden floor.

Bedroom 2

Sash window to the rear, radiator and fitted cupboards.

Bedroom 3

Sash window to the front and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls, fitted cabinet and radiator. Door to attic space.

Attic Room

Boarded and carpeted loft space. Velux window, power and light. Please note there is limited head room.

Outside

Gardens

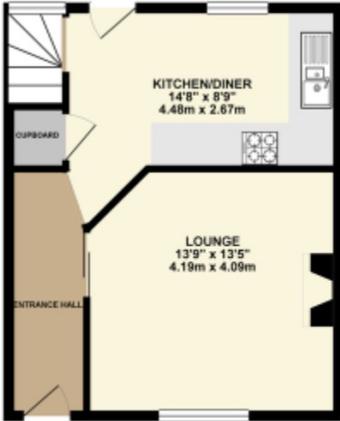
Garden frontage. Enclosed rear yard with two outbuildings.



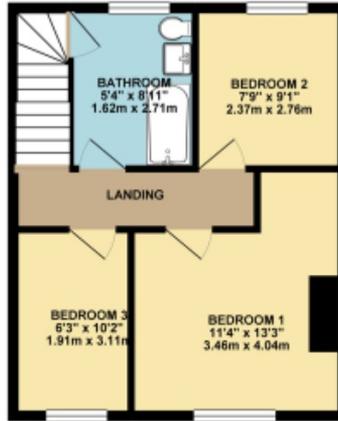
FLOORPLAN & EPC



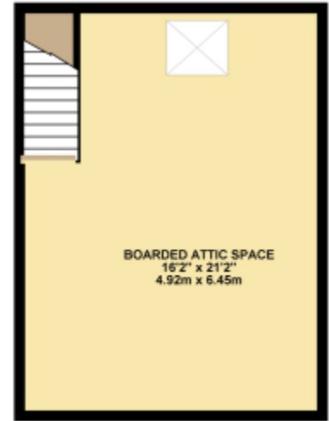
GROUND FLOOR 393.65 sq. ft.
(36.57 sq. m.)



1ST FLOOR 393.65 sq. ft.
(36.57 sq. m.)



2ND FLOOR 361.10 sq. ft.
(33.55 sq. m.)



TOTAL FLOOR AREA : 1148.41 sq. ft. (106.69 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		85
(69-80)	C		
(55-68)	D	64	
(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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