

TO LET

£865 pcm



## 48 Caroline Street, Saltaire, Shipley, West Yorkshire. BD18 3JZ

- Grade II Listed Terrace Situated within the World Heritage Site of Saltaire Village
- 2 Double Bedrooms - Central Heating (New Boiler 2024)
- Lounge - Fitted Kitchen with Integral Appliances & Space for Dining
- Ideally Placed for Train Station & Views over Salts Mill
- On Street Permit Parking
- Useful Rear Yard with Outside Storage & W.C





## PROPERTY DESCRIPTION

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Well presented Grade II listed terrace situated in the World Heritage Site of Saltaire village. Ideally placed for amenities including the train station, making the commute into Leeds less than a 20 minute train journey away. Open views over Salts Mill.

The property has been modernised having a replacement boiler in February 2024. Briefly comprises; entrance vestibule, spacious lounge with Cast iron log burner, fitted kitchen with integral appliances and space for a dining table to the ground floor. Useful large cellar. Landing with window, two double bedrooms and modern bathroom to the first floor. Outside, there is on street permit parking and enclosed yard to the rear with outdoor storage and useful w.c.

Available immediately. Bond/Deposit £995





## ROOM DESCRIPTIONS

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### Entrance vestibule

Entrance door with feature stained glass window above. Radiator and tiled floor.

### Lounge

Window having feature stained glass window and wooden shutter blinds. Cast iron stove set on a stone hearth. Picture rail, wall lights and stairs to the first floor.

### Kitchen/Diner

Range of cream shaker style base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Double electric oven, electric hob and chimney extractor hood over. Built in fridge, built in washing machine and built in slim line dishwasher. Feature radiator, tiled floor and part tiled walls. Door to garden and window having wooden shutter blinds. Access to the cellar.

### Cellar

Vokera gas boiler. Fitted shelves, power and light. Electric meter and consumer unit. Additional store room.

### First Floor

#### Landing

Window with wooden shutter blinds. Built in cupboard.

#### Bedroom 1

Window to the front having feature stained glass and wooden shutter blinds. Radiator and television point.

#### Bedroom 2

Window to the rear with wooden shutter blinds. Radiator and television point,

#### Bathroom

3 piece modern suite comprising of pedestal wash hand basin, 'P' shaped bath having a mains shower over and low level w.c. Chrome heated towel rail, tiled floor and part tiled walls, Window with feature stained glass and wooden shutter blinds.

#### Outside

##### Garden

Stone flagged rear garden having stone boundaries and gated access. Outside w.c



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