

FOR SALE

£195,000 Freehold



## 3 Ada Street, Saltaire, Saltaire. BD18 4PJ

- Grade II Listed terrace - 2 Bedrooms
- Central Heating - Modern Kitchen
- Lounge - Enclosed Yard to the Rear
- No Seller Chain - Sought After Location
- Recent Damp Proof Course with 20 Year Guarantee
- Recently Redecorated
- Has a Gas Safety Certificate & Electrical Safety Certificate





## PROPERTY DESCRIPTION

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Grade II listed 'Titus Salt' stone built terrace, situated in the UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities in the village including rail network, making the commute into Leeds only a 15 minute train journey away.

The property has recently had extensive work carried out including damp proof course which benefits from a 20 year guarantee, recent chimney, guttering and roofing works completed, and redecoration throughout. There is an up to date electrical safety certificate and a gas safety check.

Briefly comprises; lounge and modern kitchen to the ground floor. Two bedrooms and bathroom to the first floor. Outside, there is an enclosed yard to the rear that gets the afternoon sun and has two outbuildings.

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

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 278 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Lounge

Leaded feature stained glass window and entrance door to the front. Radiator, television and telephone points.

### Kitchen

Range of high gloss white base and wall units having a complimentary work surface over. Electric oven, gas hob and extractor hood. Stainless steel 1.1/2 bowl sink unit with mixer tap. Ideal gas boiler. Leaded feature stained glass window and door to the rear. Under stairs cupboard. Stairs to the first floor. Radiator. Under counter fridge and washing machine included.

### First Floor

#### Landing

Window to the rear. Large wardrobe.

#### Bedroom 1

Leaded feature stained glass window to the front and radiator.

#### Bedroom 2

Leaded feature stained glass window to the rear 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 and radiator.

### Outside

#### Rear Yard

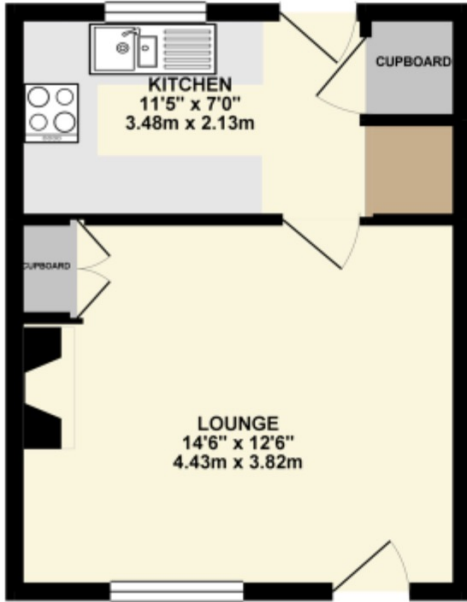
Enclosed rear yard having gated access. Two outbuildings.



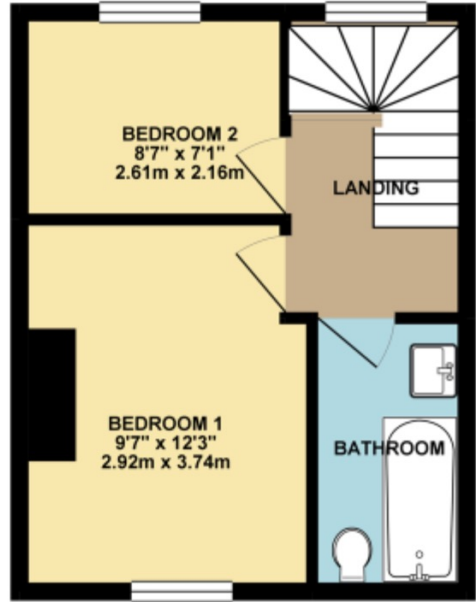
# FLOORPLAN & EPC



GROUND FLOOR 274.03 sq. ft.  
( 25.46 sq. m. )



1ST FLOOR 274.03 sq. ft.  
( 25.46 sq. m. )



TOTAL FLOOR AREA : 548.05 sq. ft. ( 50.92 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 areas 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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