

FOR SALE

Offers Over £265,000 Freehold



## 20 Shirley Street, Saltaire, SHIPLEY. BD18 4LY

- Grade II Listed Terrace - 3 Bedrooms
- Gas Central Heating - Lounge
- Dining Kitchen - Sun Porch
- Cellar - South facing Rear Garden
- Internal Viewing is Essential



## PROPERTY DESCRIPTION

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Beautifully presented Grade II listed stone built terrace in the World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail network. Boasting a wealth of character and charm.

Briefly comprises; entrance, lounge with double doors leading into the dining kitchen and sun porch to the rear. Useful cellar area. Three bedrooms and bathroom to the first. Outside, there is an enclosed south facing yard to the rear with two out buildings.

Internal viewing is essential to appreciate the light and airy accommodation on offer. Council tax band B.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 259 mbps & Ultrafast 1800. 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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### Entrance

Entrance door and window to the front.  
Radiator, good quality laminate floor and stairs to the first floor.

### Lounge

Sash window to the front and cast iron feature radiator. Television point, wall light points and laminate flooring. Cast iron stove set on a stone flagged floor. Double doors into ...

### Dining Kitchen

Range of white shaker style base and wall units having a complementary work surface over. Integral dishwasher and fridge. Plumbing for washing machine. Double electric oven, gas hob and extractor hood. Stainless steel sink unit with mixer tap over. Tiled floor and part tiled walls. Radiator and stairs down to the cellar.

### Sun Porch

Windows to both sides and rear. Part glazed door out into the rear garden. Courtesy Light. Tiled floor.

### Cellar

Power and light.

### First Floor

#### Bedroom 1

Sash window to the front, radiator, cast iron feature fire and polished wooden floor.

#### Bedroom 2

Sash window to the front, radiator and

#### Bedroom 3

Sash window to the rear. Stripped wooden floor. Fitted wardrobe and radiator.

#### Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

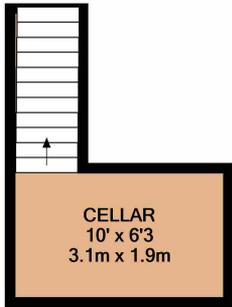
### Outside

#### Rear Garden

Enclosed, south facing garden having gated access and stone boundaries. Stone flagged area and two useful outbuildings.



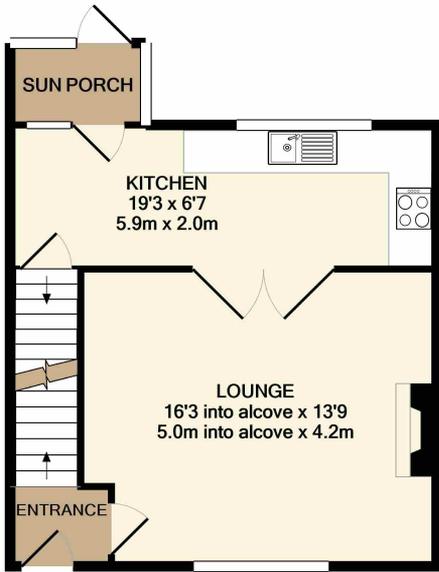
# FLOORPLAN & EPC



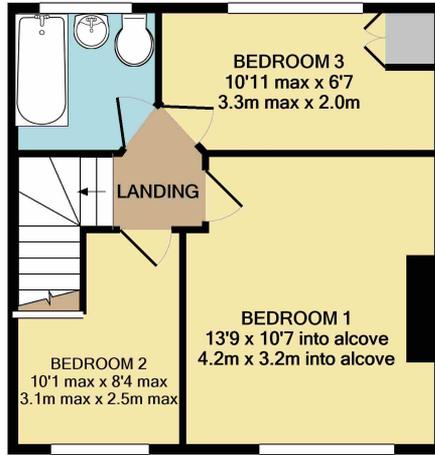
BASEMENT LEVEL



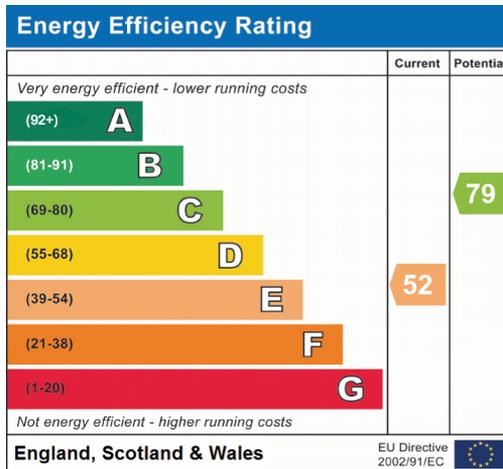
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



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