

FOR SALE

£220,000 Freehold



56 Titus Street, Saltaire, Shipley, West Yorkshire. BD18 3JT

- Grade II Listed Terrace - 2 Bedrooms
- Gas Central Heating - Re-roofed in 2023
- New Bathroom & Boiler 2022
- Useful Cellar Room - Enclosed Yard to the Rear
- Close to Train Station - On Street Permit Parking



PROPERTY DESCRIPTION

Well presented 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 only a 20 minute train journey away.

The property has under gone a program of improvements by the present owner. These works include new bathroom installed in 2022, new boiler 2022 and the property was re-roofed in 2023. Boasting many character features, with exposed stone and brick walls and cast iron stove in the lounge.

Briefly comprises; lounge and kitchen to the ground floor with access to useful cellar room. Two bedrooms and bathroom to the first floor. Outside, the property has an enclosed rear yard and permit parking for two vehicles to the front.

Internal viewing is highly recommended to appreciate. Council tax band A.



ROOM DESCRIPTIONS

Lounge

Entrance door and sash window to the front. Radiator and television point. Exposed brick feature chimney breast. Cast iron stove set on a stone hearth. Stairs to the first floor.

Kitchen

Range of white base and wall units having a complementary wooden work surface over. Electric cooker and plumbing for washing machine. Stainless steel 1 1/2 bowl sink unit with mixer tap. Ideal gas boiler installed 2022. Part tiled walls and access to the cellar. Door and window to the rear.

Cellar

Consumer unit and electric meter. Stone shelving and light. Further store with light.

First Floor

Landing

Sash window to the rear, fitted cupboard and access to the roof space. Feature stone wall.

Bedroom 1

Sash window to the front, stripped wooden floor, dado rail and fitted shelves

Bedroom 2

Sash window to the rear, radiator and stripped wooden floor.

Bathroom

Installed in 2022. 3 piece suite in white comprising of panelled bath with mains shower over, high flush w.c and vanity sink unit. Feature radiator and towel rail. Part tiled walls, sash window to the front and down lighters.

Outside

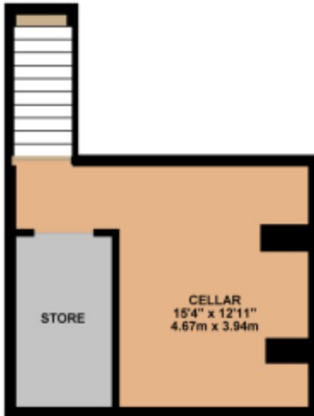
Yard

Enclosed flagged yard to the rear with gated access and stone boundaries.

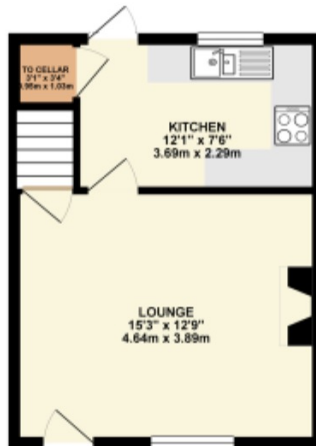


FLOORPLAN

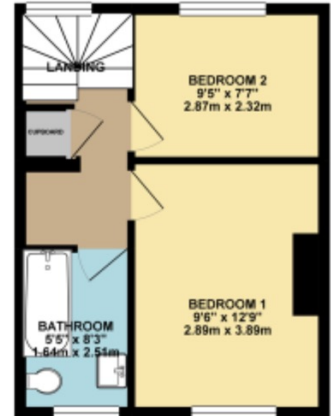
BASEMENT 216.57 sq. ft.
(20.12 sq. m.)



GROUND FLOOR 308.76 sq. ft.
(28.68 sq. m.)



1ST FLOOR 308.76 sq. ft.
(28.68 sq. m.)



TOTAL FLOOR AREA : 834.08 sq. ft. (77.49 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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