

FOR SALE

£270,000 Freehold



## 47 Maddocks Street, SHIPLEY. BD18 3JL

- Stone Built End Terrace
- 3 Bedrooms plus Attic Room
- Central Heating - Double Glazing
- Lounge - Dining Kitchen - Basement Conversion
- Family Bathroom plus Shower Room
- Landscaped Front & Rear Yards
- Situated on the Edge of Saltaire Village
- Close to Amenities in Saltaire inc Train Station



## PROPERTY DESCRIPTION

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Well presented stone built end terrace situated on the edge of the World Heritage Site of Saltaire village. Close to amenities including the Train Station, making the commute into Leeds less than a 20 minute train journey away.

The property has been extensively refurbished by the Seller. Work carried out includes, but not limited to; new UPVC double glazing and doors, re-pointing, walls re-plastered, basement tanked and converted into further living space, new boiler and radiators, gardens landscaped.

Briefly comprises; lounge and dining kitchen to the ground floor. Double bedroom, shower room and utility room to the lower ground floor. Two bedrooms and bathroom to the first floor. Attic room to the second floor. Outside, there are landscaped yards to the front and rear with on street permit parking for residents.

Internal viewing is essential to appreciate the accommodation on offer. Council tax band A.



## ROOM DESCRIPTIONS

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### Lounge

Double glazed window and entrance door to the front. Radiator and television point. Gas stove sat on a stone hearth. Oak wooden floor and fitted shelves.

### Dining Kitchen

Range of light grey shaker style base and wall units by Howdens, with complementary work surface over. Stainless steel 1 1/2 bowl sink unit having a mixer tap over. Electric oven, gas hob and extractor chimney hood over. Part tiled walls, plumbing for dishwasher, radiator and down lighters. Double glazed window and door to the rear. Oak floor. Access to the cellar.

### Basement Level

#### Bedroom 3

Flexible space that could have a variety of uses. Double glazed window to the front. Down lighters, radiator and LVT flooring.

#### Shower Room

2 piece suite in white comprising of vanity sink unit and back to wall pan w.c. Step in shower cubicle having a mains shower over. Part tiled walls, tiled floor and down lighters. Chrome heated towel rail.

#### Utility Room

Range of high gloss grey base units having a complementary work surface over. Stainless steel sink unit, Worcester gas boiler and plumbing for washing machine. Double glazed door to the rear. Under stairs cupboard.

### First Floor

#### Landing

Built in cupboard. Stairs to attic room.

### Bedroom 1

Double glazed window to the front and radiator.

### Bedroom 2

Double glazed 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. Fully tiled walls and tiled floor. Down lighters and chrome heated towel rail.

### Second Floor

#### Attic Room

Two Velux windows to the front. Down lighters, radiator and under eaves storage.

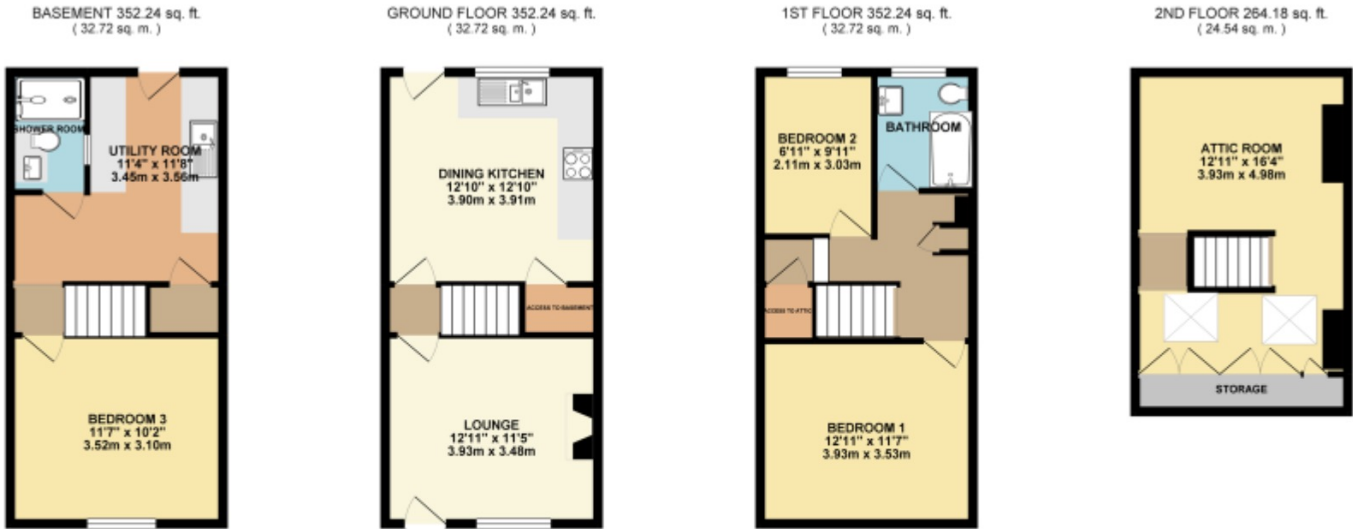
### Outside

#### Gardens

To the front, there is an enclosed flagged yard having fence boundaries and gated access. Raised borders. Enclosed flagged yard to the rear having fence boundaries and gated access. Security light and steps down to the basement level.



# FLOORPLAN & EPC



TOTAL FLOOR AREA : 1320.90 sq. ft. ( 122.72 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</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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