

FOR SALE

£200,000 Freehold



20 Whitlam Street, Saltaire. BD18 4PE

- Beautifully Presented Grade II Listed Terrace
Situating within World Heritage Site
- 2 Bedrooms - Gas Central Heating
- Lounge - Kitchen - Bathroom
- Cellar - Enclosed Yard to the Rear
- Internal Viewing is Essential
- No Seller Chain - Close To Train Station



PROPERTY DESCRIPTION

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

The property has been meticulously maintained having been re-wired in 2021 and has had two new bedroom windows in 2025.

Briefly comprises; lounge and kitchen to the ground floor with access to the useful cellar, two bedrooms and bathroom to the first floor. Outside, there is an enclosed yard to the rear that gets the afternoon sun.

Ideal for First Time Buyers. The property is ready to move into, with furniture available to purchase separately.

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

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 14 mbps, Superfast 79 mbps & Ultra 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

Lounge

Window to the front, radiator and television point. Eco burn multi fuel gas stove set on a stone hearth. Kardean floor.

Kitchen

Range of oak base and wall units having a complimentary work surface over. Electric oven, gas hob and extractor hood. Plumbing for washing machine and gas boiler. Part tiled walls, Kardean floor and sash window to the rear. Door out into rear garden. Access to cellar and stairs to the first floor.

First Floor

Landing

Exposed stone feature wall. Cupboard.

Bedroom 1

Sash window to the front and radiator.

Bedroom 2

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. Heated towel rail, sash window to the rear and part tiled walls.

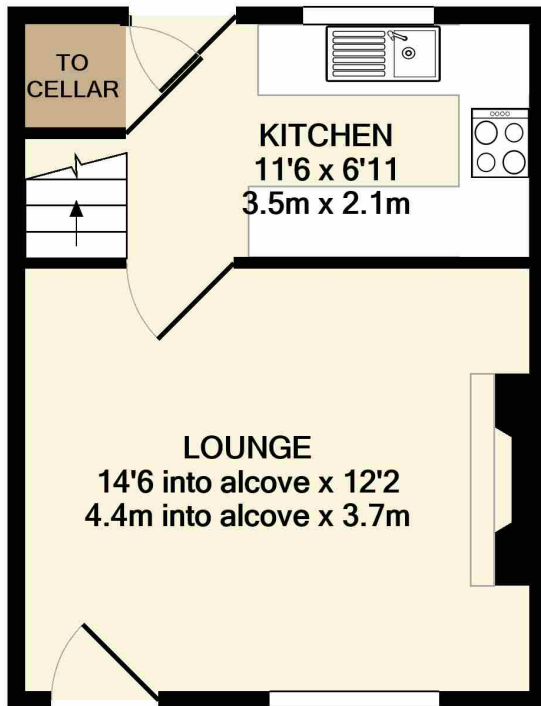
Outside

Yard

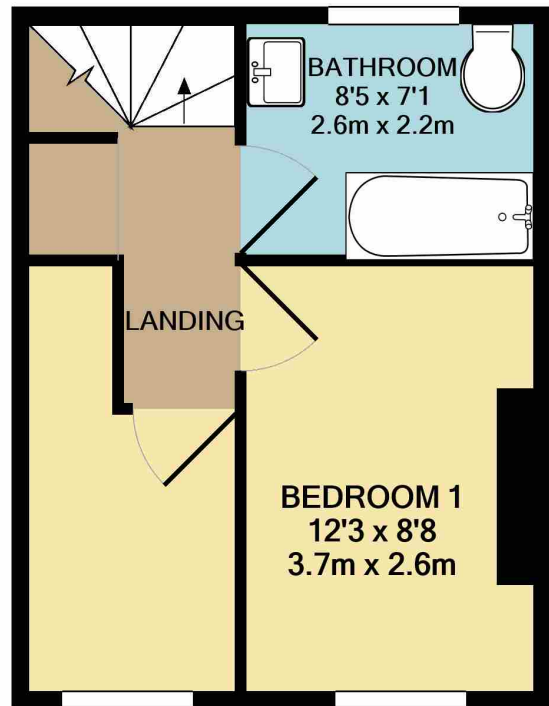
Enclosed flagged yard to the rear. Stone and brick boundaries. Gated access and shed. Outside tap and light.



FLOORPLAN & EPC



GROUND FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

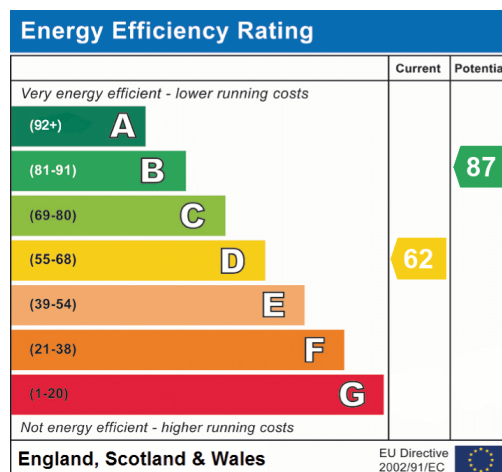


1ST FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.8 SQ.M.)

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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