

REDUCED

£183,000 Freehold



# 14 Helen Street, Saltaire, Shipley, West Yorkshire. BD18 4PH

- Grade II Listed terrace - 2 Bedrooms
- Lounge - Kitchen - Useful Cellar
- Gas Central Heating - Enclosed Yard to the Rear
- Close to Amenities in Saltaire Village



## PROPERTY DESCRIPTION

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Well presented Grade II listed terrace situated in the UNESCO World heritage Site of Saltaire village. Close to amenities in Saltaire including the bus and rail network. Benefiting from gas central heating and had a new bathroom suite installed in 2022.

Briefly comprises; lounge and kitchen to the ground floor having a useful cellar. Two bedrooms and modern bathroom to the first. Outside, there is an enclosed yard to the rear. Offered with no onward chain. Internal viewing is recommended to appreciate the accommodation on offer. Council tax band A.



## ROOM DESCRIPTIONS

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### Lounge

Entrance door and window to the front.  
Radiator, built in cupboards and television point.

### Kitchen

Range of maple base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven and electric hob with extractor over. Plumbing for washing machine. Tiled splash backs, radiator and access to the cellar. Baxi gas boiler.  
Window and door to the rear. White goods included within sale.

### First floor

#### Landing

Access to loft space and four door wardrobe included.

#### Bedroom 1

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 hand basin and low level w.c. Radiator and extractor fan.

### Outside .

#### Yard

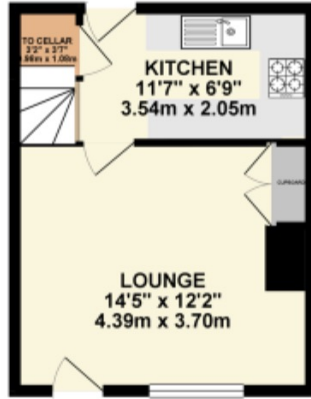
Enclosed yard to the rear having gated access and stone boundaries. Outbuilding.



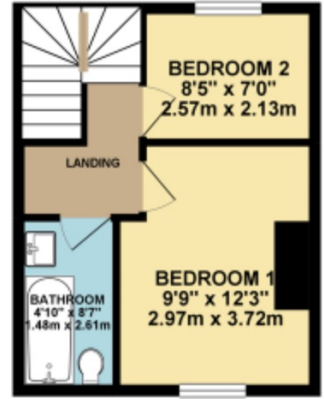
# FLOORPLAN & EPC



GROUND FLOOR 277.80 sq. ft.  
( 25.81 sq. m. )



1ST FLOOR 277.80 sq. ft.  
( 25.81 sq. m. )



TOTAL FLOOR AREA : 555.60 sq. ft. ( 51.62 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>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(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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