

FOR SALE

£310,000 Freehold



65 George Street, Saltaire, SHIPLEY, West Yorkshire. BD18 4PL

- Grade II Listed Terrace - 2 Double Bedrooms
- Large Study Area which could easily be converted into a 3rd Bedroom
- Gas Central Heating - Spacious Lounge
- Dining Kitchen - Cellar
- Gardens Front & Rear - Close to Amenities - Corner Plot



PROPERTY DESCRIPTION

Beautifully presented Grade II listed terrace situated in the well regarded UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities including the rail network, making the commute into Leeds only an approx. 15 minute train journey away. Occupying a corner plot, the property has the added advantage of having a dual aspect in most of the rooms.

The property boasts a wealth of character and charm benefiting from extensive refurbishment in recent years and has gas central heating and secondary glazed window units. Briefly comprises; lounge, dining kitchen and useful cellar. Two double bedrooms, large study area (which could be converted into a further bedroom subject to the necessary planning consents) and bathroom to the first floor. Outside, there are gardens to both the front and rear with on road permit parking.

Internal viewing is essential to appreciate the quality of the property 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 15 mbps, Superfast 221 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

Entrance door to the front and feature stained glass leaded windows to the front and side with shutter blinds. Cast iron feature radiators, television point, wooden floor and stairs to the first floor. Original Victorian fireplace having a cast iron dual fuel stove.

Kitchen

Range of bespoke oak base units having a complimentary wooden work surface over. Belfast sink with mixer tap. Plumbing for washing machine and dishwasher. Engineered wooden floor. Feature stained glass leaded windows to the side having shutter blind and rear. Exposed stone walls. Range style cooker with tiled splash back and chimney extractor hood over. Cast iron feature radiators. Access to the cellar.

Cellar

Useful cellar having light. Electric meter and consumer unit.

First Floor

Landing

Wooden floor giving access into ...

Study Area

Leaded feature stained glass window to the front. Cast iron feature radiator. Wooden floor. Cupboard housing Worcester gas boiler. This room could be converted into a 3rd bedroom, subject to the necessary planning consents.

Double Bedroom 1

Leaded feature stained glass window to the side, feature radiator and fitted wardrobes.

Double Bedroom 2

Leaded feature stained glass window to the front and side. Feature radiator and built in wardrobe having shaker style doors.

Bathroom

3 piece contemporary suite in white comprising of panelled bath, vanity wash hand basin and low level w.c. Step in shower cubicle having a mains shower over. Part tiled walls and tiled floor. Extractor fan, down lighters, chrome heated towel rail and sash window to the rear.

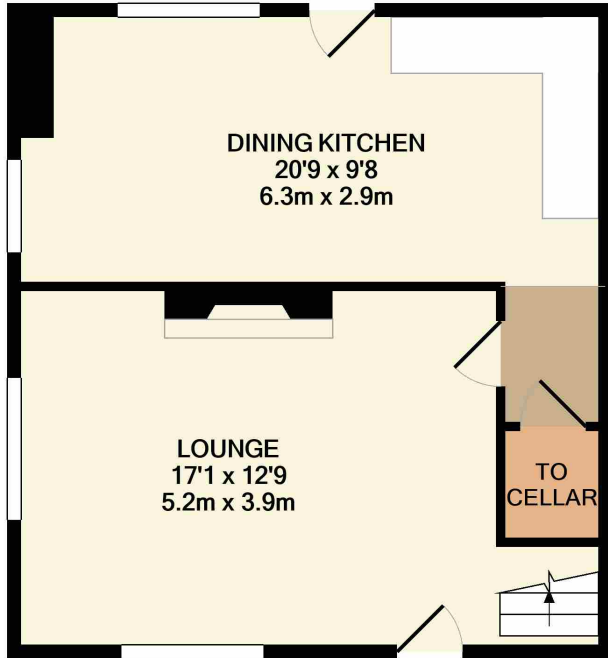
Outside

Gardens

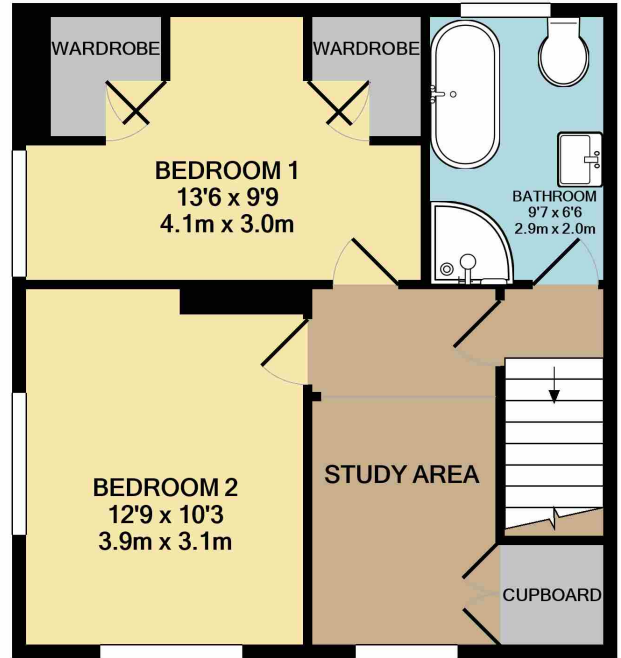
To the front, there is an enclosed garden having a pebbled area and stone boundaries. To the rear, there is double width gate to the side. Outside tap and light.



FLOORPLAN & EPC



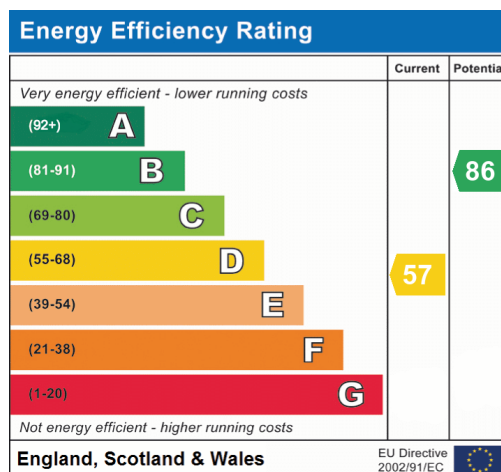
GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.6 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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