

REDUCED

£145,000 Freehold



## 10 Amelia Street, Saltaire, ShIPLEY. BD18 4PX

- Grade II Listed terrace - 1 Double Bedroom
- Electric Heating - Recently Recarpeted
- Lounge - Kitchen with Pantry
- Rear Yard - No Seller Chain
- EPC Exempt for the Next 5 Years



## PROPERTY DESCRIPTION

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

The property has been well maintained by the present owners but would benefit from some modernisation such as the introduction of gas central heating. It has been recently re-carpeted and has electric heating.

Briefly comprises; lounge and kitchen with useful pantry to the ground floor. One double bedroom and bathroom to the first floor. Outside, there is an enclosed yard to the rear.

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

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 28 mbps, Superfast 79 mbps & Ultrafast 1800 . 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

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### Lounge

Window having a secondary glazed unit and entrance door with window above having feature stained glass. Electric wall heater. Fitted shelves and cupboards. Electric stove effect fire.

### Kitchen

Range of hand painted grey base units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric cooker and plumbing for washing machine. Fitted shelves and wood panelled walls. Laminate floor. Window and door to the rear. Pantry having a stone flagged floor and has shelving and a window to the rear.

Stairs to the first floor.

### First Floor

#### Bedroom

Window to the front having a secondary glazed unit. Electric heater and wall light points. Fitted shelving.

#### Bathroom

3 piece suite in white comprising of wood panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls, cupboard housing hot water tank. Window to the rear with secondary glazed unit.

### Outside

#### Yard

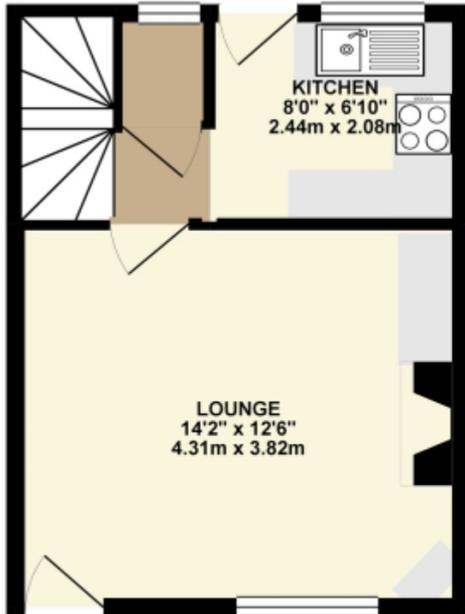
Enclosed yard to the rear having gated access



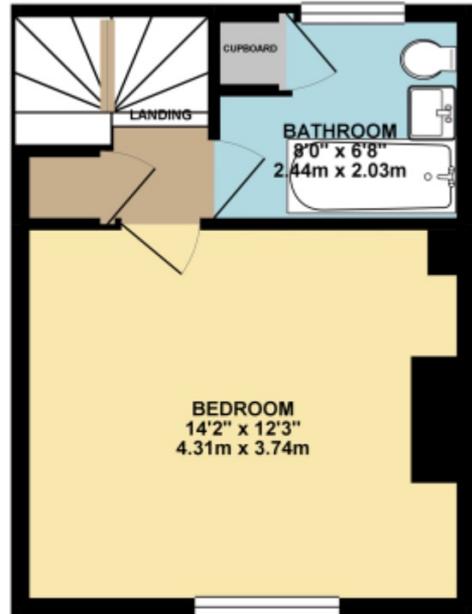
# FLOORPLAN



GROUND FLOOR 269.14 sq. ft.  
( 25.00 sq. m. )



1ST FLOOR 269.14 sq. ft.  
( 25.00 sq. m. )



TOTAL FLOOR AREA : 538.28 sq. ft. ( 50.01 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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