

FOR SALE

£229,950 Freehold



3 Rhodes Street, Shipley, West Yorkshire. BD18 3JJ

- Stone Built Mid Terrace - 4 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Kitchen - Useful Cellar
- Garden Front & Rear
- Sought After Location on Edge of Saltaire Village
- Ideally Placed for Amenities inc Bus & Rail Links



PROPERTY DESCRIPTION

Stone built mid terrace in a sought after location on the edge of the World Heritage Site of Saltaire village. Ideally placed for amenities in both Saltaire and Shipley including the bus and rail links. Benefiting from gas central heating, UPVC double glazing and the front section of the roof was re-roofed in August 2023. Briefly comprises; lounge and dining kitchen to the ground floor, useful cellar room to the lower ground floor, two bedrooms and bathroom to the first, with two double bedrooms to the second. Outside, there are gardens to the front and rear with on street parking. Viewing is essential to appreciate.



ROOM DESCRIPTIONS

Lounge

Double glazed entrance door and window to the front. Coved ceiling, television point and radiator. Living flame gas fire set on a granite hearth and having a wooden surround.

Dining Kitchen

Range of cream base and wall units having a complimentary wooden work surface over. Ceramic sink with mixer tap. Gas cooker with extractor hood over. Plumbing for washing machine and part tiled walls. Double glazed window and door to the rear. Access to the cellar

Useful Cellar

Original coal store. Vaillant gas boiler. Gas meter and electric meter. Double glazed door out into the rear garden and fitted cupboards.

First Floor

Bedroom 1

Double glazed window to the front, radiator and laminate floor.

Bedroom 2

Double glazed window to the rear, radiator and laminate floor.

Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over, pedestal wash hand basin and low level w.c. Fully tiled walls, tiled floor and chrome heated towel rail. Extractor fan. Double glazed window to the rear.

Second Floor

Bedroom 3

Velux window to the front. Radiator, laminate floor and built in wardrobe.

Bedroom 4

Velux window to the rear. Laminate floor, radiator and built in wardrobe.

Outside

Gardens

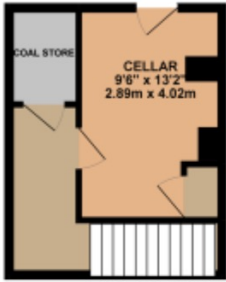
To the front, there is an enclosed pebbled area having fence and stone boundaries. Tree and shrub borders. To the rear, there is an enclosed area having fence and stone boundaries. Flower, tree and shrub borders.



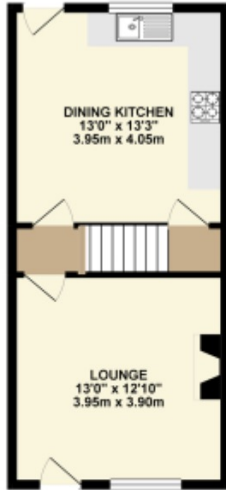
FLOORPLAN & EPC



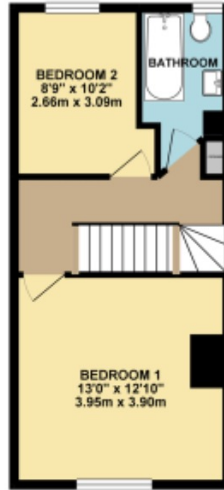
BASEMENT 210.97 sq. ft.
(19.60 sq. m.)



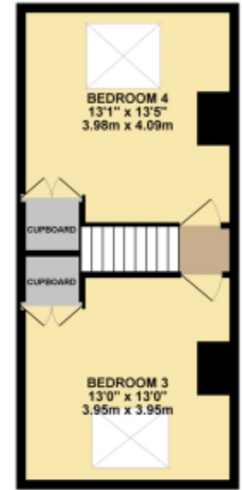
GROUND FLOOR 377.04 sq. ft.
(35.03 sq. m.)



1ST FLOOR 377.04 sq. ft.
(35.03 sq. m.)



2ND FLOOR 377.04 sq. ft.
(35.03 sq. m.)



TOTAL FLOOR AREA : 1342.10 sq. ft. (124.69 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 purpose 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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