

FOR SALE

£189,950 Freehold



40 Mary Street, Saltaire, Shipley. BD18 4PQ

- Grade II Listed Inner Terrace - 2 Bedrooms
- Gas Central Heating - Lounge - Kitchen
- Useful Cellar - Enclosed yard to the Rear
- No Seller Chain - Ideally Placed for Amenities in Saltaire



PROPERTY DESCRIPTION

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

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

Offered with no Seller chain. 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 13 mbps, Superfast 80 & Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs 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

Ground Floor

Lounge

Entrance door and sash window to front. Radiator, T.V/telephone point and laminate floor. Wall light points and built in cupboard.

Kitchen

Range of wall and base units in cream shaker style having a complementary wood effect work surface over. Slimline integral dishwasher and fridge. Built in electric oven, 5 burner gas hob and chimney hood. Part tiled walls and single drainer sink unit with mixer tap over. Ideal gas boiler. Window and door to the rear. Access to cellar and stairs to first floor

Cellar

The cellar has down lighting, extractor fan and has a tiled floor

First Floor

Landing

Giving access to loft space, first floor rooms and has a built in storage cupboard

Bedroom 1

Sash window to front, radiator, storage cupboard and laminate floor.

Bedroom 2

Sash window to rear, radiator and laminate floor.

Bathroom

3 piece suite in white having a panelled bath with electric shower over, low level w.c and pedestal hand wash basin. Chrome heated towel rail, window to front, part tiled walls, tiled floor and downlighters.

Outside

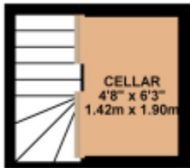
Garden

Outside to the rear is a private decked garden with stone walled and gated boundaries. Two useful outbuildings.

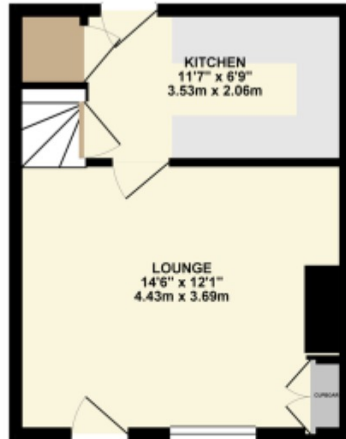


FLOORPLAN & EPC

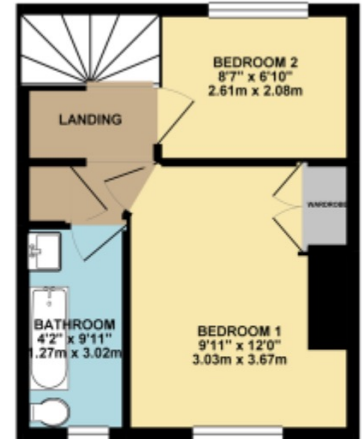
BASEMENT 51.89 sq. ft.
(4.82 sq. m.)



GROUND FLOOR 274.34 sq. ft.
(25.49 sq. m.)



1ST FLOOR 274.34 sq. ft.
(25.49 sq. m.)



TOTAL FLOOR AREA : 600.57 sq. ft. (55.80 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+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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