

FOR SALE

£399,950 Freehold



12 George Street, Saltaire, Shipley, West Yorkshire. BD18 3EZ

- Grade II Listed 'Titus Salt Terrace' - 3 Bedrooms
- Living Room - Sitting Room - Dining Kitchen
- Useful Cellar - Enclosed Gardens
- Ideal Location Close to Amenities in Saltaire



PROPERTY DESCRIPTION

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 14 minute Train journey away. The property has been fully refurbished by the present owners during their 19 year ownership. This includes but not limited to; re-roof, re-wire, replacement windows, new cast iron soil pipe and guttering, central heating system and radiators replaced, majority of the walls re-plastered as well as replacement kitchen and bathroom.

The property boasts a wealth of character and charm and is one of the larger houses in Saltaire. Planned over 3 floors, the accommodation briefly comprises; entrance hall, living room and bespoke dining kitchen to the ground floor. Useful cellar room with utility area. To the first floor there is a spacious sitting/dining room and large family bathroom. Three good sized bedrooms and w.c to the second floor. Outside, there are enclosed gardens to the front and rear.

Internal viewing is essential to appreciate the size and quality of the accommodation on offer. Council tax band B.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 227 mbps, Ultrafast 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

Entrance Hall

Entrance door to the front with window above. Stone flagged floor and feature radiator. Access to the cellar.

Living Room

Sash window to the front and radiator. Coved ceiling and stone flagged floor. Cast iron multi fuel stove set on a stone hearth. The chimney has been lined and recently swept.

Dining Kitchen

Range of cream bespoke base and wall units having a complementary work surface over. Two electric ovens, electric hob with extractor hood over. Tiled floor and feature radiator. Built in fridge, microwave and new built in dish washer (Feb 2025). Inset 1 1/2 bowl sink unit with mixer tap. Central island breakfast bar with storage.

Cellar

Useful cellar with utility. 1 1/2 bowl sink unit, plumbing for washing machine. Power and light. Baxi gas boiler which is serviced annually.

First Floor

Sitting Room

Light and airy space with dining area. Two sash windows to the front and two radiators. Open grate fireplace having a lined chimney and a granite hearth. Iroko flooring.

Family Bathroom

4 piece suite in white comprising of claw footed free standing bath, pedestal wash hand basin, bidet and low level w.c. Large walk in shower. Tiled floor and part tiled walls. Coved ceiling and feature radiator. Sash window to the rear.

Second Floor

Landing

Access to majority boarded loft space which has a pull down ladder and light.

Bedroom 1

Two sash windows to the rear with views towards Wrose and beyond. Two radiators, coved ceiling and red walnut wooden floor.

W.C

2 piece suite in white comprising of corner sink and w.c. Tiled floor and fully tiled walls. Conservation grade, double glazed sky light.

Bedroom 2

Sash window to the front, radiator and red walnut wooden floor.

Bedroom 3

Sash window to the front, radiator and red walnut wooden floor. Fitted bunk and cupboard.

Outside

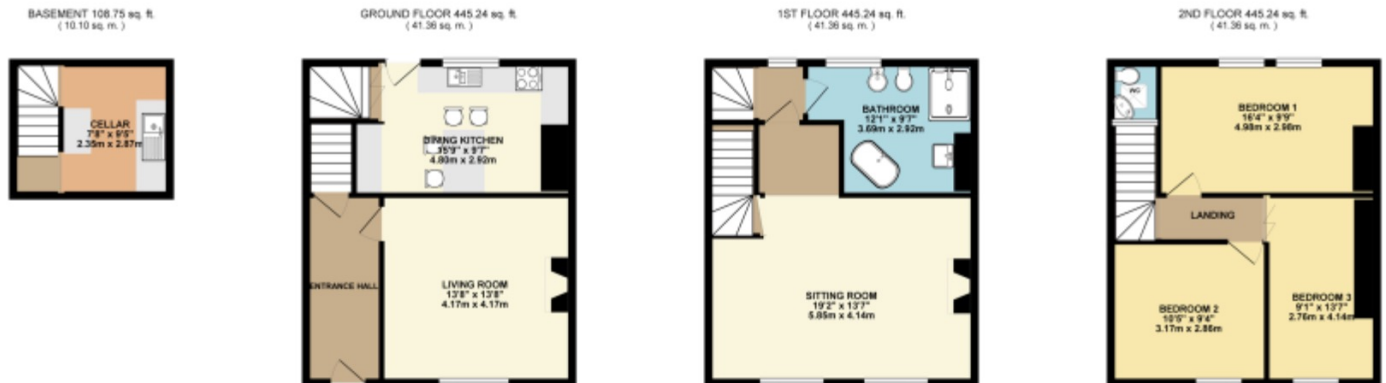
Gardens

Enclosed paved garden to the front having stone and hedge boundaries. Mature planting of trees and shrubs.

Gated access to the rear leading to a paved garden having stone and fence boundaries. Mature planting of trees and shrubs. Water feature. Two useful outbuildings. Outside light.

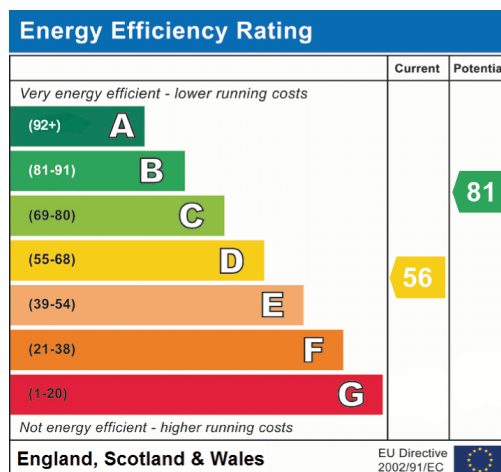


FLOORPLAN & EPC



TOTAL FLOOR AREA : 1444.47 sq. ft. (134.20 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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