

REDUCED

£269,950 Freehold



32 George Street, Saltaire, Shipley, West Yorkshire. BD18 4PT

- Grade II Listed Terrace - 2 Bedrooms
- Gas Central Heating - Useful Cellar
- Lounge with Cast Iron Stove - Recently Fitted Kitchen
- Enclosed Gardens Front & Rear - Ideally Placed for Amenities



PROPERTY DESCRIPTION

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

The property benefits from gas central heating with the boiler serviced in June 2025 and recently installed Howdens kitchen (July 2024).

Briefly comprises; entrance, lounge with cast iron stove and kitchen to the ground floor. Useful cellar room. Two bedrooms and bathroom to the first floor. Outside, there are enclosed gardens to the front and rear with outbuilding.

Internal viewing is essential to appreciate the accommodation on offer.

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 112 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

Entrance

Entrance door to the front, tiled floor and stairs to the first floor.

Lounge

Sash window to the front and cast iron feature radiator. Built in cupboards and shelving. Cast iron stove having a stone hearth and surround. Coved ceiling. Herringbone laminate flooring.

Kitchen

Installed in July 2024. Range of white shaker style base and wall units by Howdens, having a complementary oak work surface over. 5 burner gas hob with extractor hood. Electric single oven. Ceramic double bowl sink unit with mixer tap. Integral fridge and freezer. Fitted shelves, sash window to the side, part tiled walls and herringbone laminate flooring.

Cellar

Window to the front. Power and light. Consumer unit and electric meter.

First Floor

Bedroom 1

Sash window to the front and cast iron radiator. Built in wardrobes and laminate floor. Cast iron feature fireplace having a wooden surround.

Bedroom 2

Sash window to the rear and cast iron radiator. Feature cast iron open grate fireplace.

Bathroom

3 piece Victorian style suite in white comprising of low level w.c, pedestal wash hand basin and freestanding claw footed bath having a mains shower over. Part tiled walls and cast iron radiator.

Outside

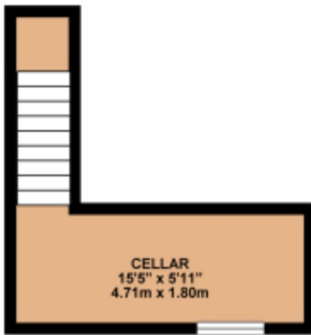
Gated access to the front with stone boundaries and shale area.

Enclosed flagged yard to the rear having gated access and stone boundaries. Gas meter and outside tap. Stone outhouse having plumbing for washing machine, power and light, and Ideal gas boiler (serviced June 2025).

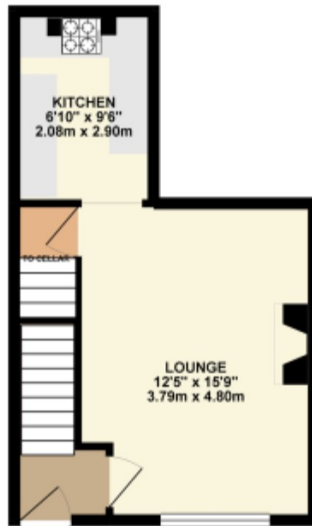


FLOORPLAN & EPC

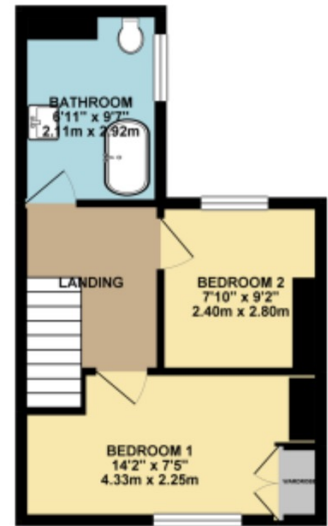
BASEMENT 117.01 sq. ft.
(10.87 sq. m.)



GROUND FLOOR 293.30 sq. ft.
(27.25 sq. m.)



1ST FLOOR 293.32 sq. ft.
(27.25 sq. m.)



TOTAL FLOOR AREA : 703.64 sq. ft. (65.37 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		81
(69-80) C		
(55-68) D	55	
(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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