



26 Elliott Street, Shipley, West Yorkshire BD18 3JG

- Deceptively spacious three bedroom stone built through terrace
- Convenient locality on the periphery of Saltaire Village
- Interesting flexible accommodation planned over four floors
- Gas fired central heating system
- Pleasant garden/yard frontage
- Of interest to first time buyers. Early viewing recommended.

£192,500



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DESCRIPTION

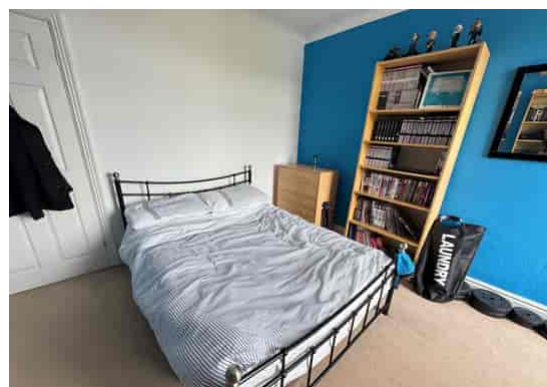
We are pleased to offer for sale this interesting three bedroom stone built end through terrace of which is pleasantly and conveniently situated on the periphery of the World Heritage site of Saltaire Village.

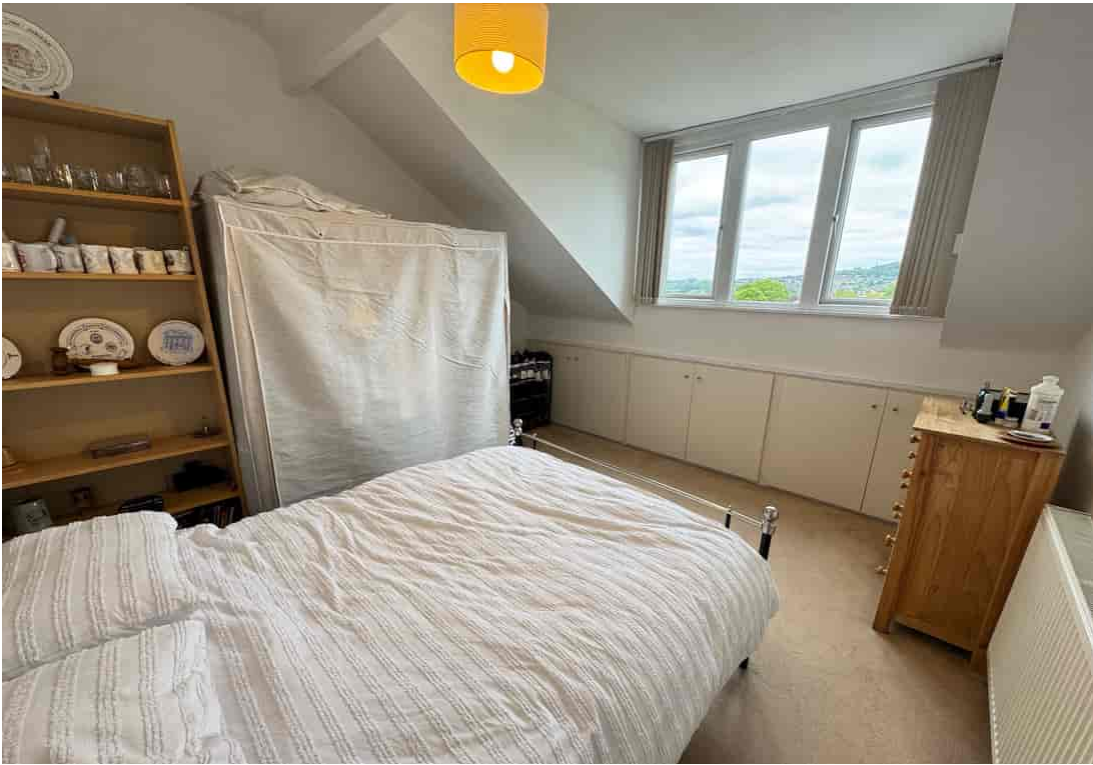
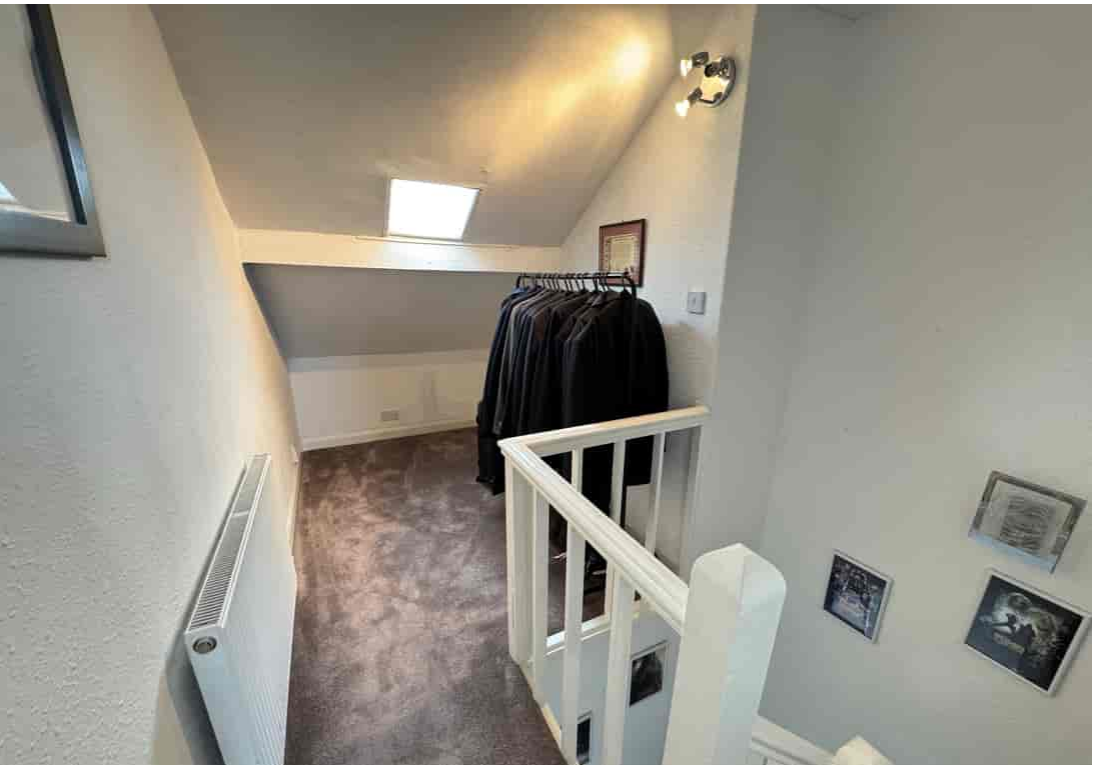
The property is well positioned for an excellent and broad range of amenities that both Shipley & Saltaire have to offer including shops, supermarkets, leisure facilities, well regarded schools, transport links and in particular both Saltaire and Shipley railway stations of which provide regular and direct access to the large business centres of Leeds and Bradford.

The accommodation is planned over four floors provides a gas fired central heating system and Upvc double glazing (except skylight) comprises in brief:- Lower ground floor:- Entrance into a fitted dining kitchen having wall and base cupboards, useful storage cellar/laundry. First floor:- living room and shower room providing a modern three piece white suite with shower enclosure, wc and wash hand wash basin. Second floor: - two bedrooms. To the third floor is a good sized landing area that could be utilised as a home office space and further attic bedroom with dormer window.

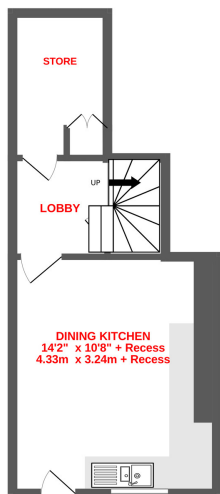
Externally the property has a pleasant garden/yard frontage that is paved and enclosed by stone walling and timber fencing. The property also enjoys a pleasant aspect with grassed open space to the side.

Being of interest to a first time buyer we would urge an early enquiry and viewing appointment.

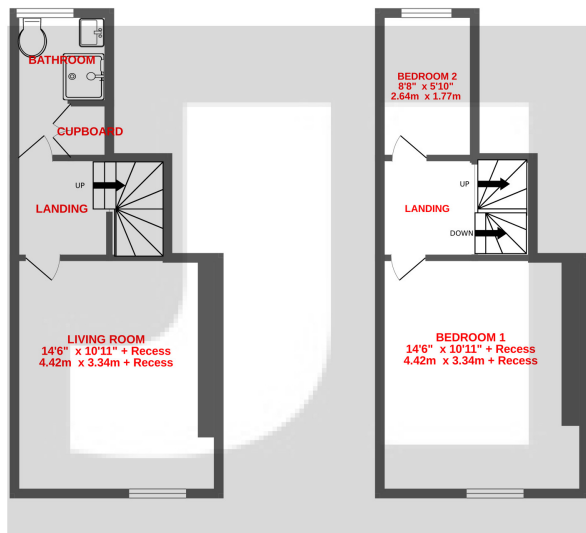




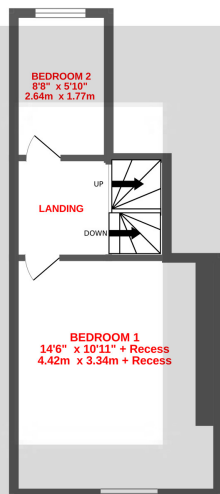
GROUND FLOOR



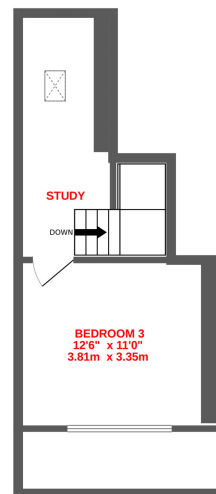
1ST FLOOR



2ND FLOOR



3RD FLOOR



The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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