



11 Katherine Street, Saltaire, West Yorkshire BD18 4LZ

- Superbly presented and contemporary styled Grade II Listed three bedroom inner terrace 'Titus Salt' Cottage
- Offering a superb range of fixtures and fittings including a delightful wood burning stove
- Situated on this sought after street within the ever popular World Heritage Site and Conservation area of Saltaire Village
- Pleasant southerly facing enclosed garden / yard
- Well placed for an excellent range of amenities including Saltaire railway station
- A fine example of this style of village home

£255,000 Freehold



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DESCRIPTION

Offered for sale is this superbly presented and appointed Grade II Listed three bedroom 'Titus Salt' inner terrace cottage being located on this much sought after street in the ever popular World Heritage Site and Conservation area of Saltaire Village.

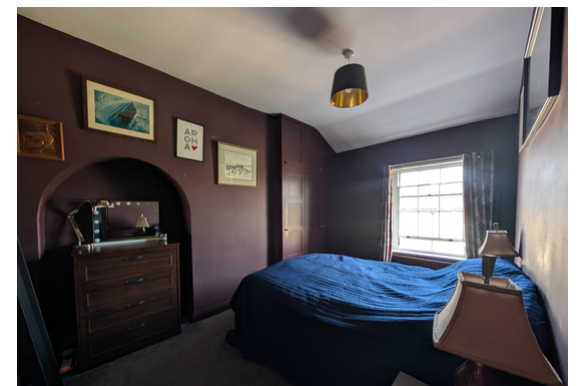
The property is situated towards the top of the village close to the amenities on Bingley Road/Gordons Terrace as well as Victoria Road. In addition it is served by fantastic transport links by rail and road and in particular Saltaire Railway Station of which is an approximate five minute walk and provides regular and direct links to Leeds, Bradford & Skipton.

The spacious accommodation offers a gas fired central heating system and fantastic range of fixtures, fittings and retained period style features including arched windows and a delightful log burning stove in the living room with Yorkshire stone hearth.

The accommodation briefly comprises:- Entrance hall, spacious living room, stunning fitted kitchen with a comprehensive range of fitted units with wood working surfaces, 'Belfast' style twin drainer ceramic sink unit, useful lower ground floor storage cellar. To the first floor:- Three bedrooms and house bathroom / wc with a stylish fitted suite finished in a white and chrome theme together with attractive tiling.

The property has a pleasant enclosed southerly facing garden / yard to the rear elevation.

This is a superb example of this style of home and presents a fantastic opportunity for those looking for a larger than average Saltaire property. Viewings are highly recommended.





BASEMENT

UP

CELLAR
9'8" x 6'2"
2.94m x 1.88m

KITCHEN
19'1" x 9'8"
5.82m x 2.03m

LIVING ROOM
16'1" x 13'9"
4.90m x 4.19m

DOWN
STAIRS TO CELLAR

STAIRS
UP

ENTRANCE HALL

The floor plan shows a rectangular layout. On the left side, there is a staircase labeled 'STAIRS' with an arrow pointing downwards, indicating 'DOWNLANDING'. To the right of the stairs is a large open area labeled 'BEDROOM 2' with dimensions '11'1" x 9'6" (3.38m x 2.60m (max))'. At the top left is a 'BATHROOM' containing a bathtub, toilet, and sink. To the right of the bathroom is 'BEDROOM 3' with dimensions '10'6" x 6'9" (3.20m x 2.06m)'. At the bottom right is 'BEDROOM 1' with dimensions '13'11" x 10'0" (4.22m x 3.06m)'. A 'WARDROBE' is located on the far right edge of the plan.

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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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.

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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01274 533322 

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

info@jiestates.co.uk