



19 Amelia Street, Shipley, West Yorkshire BD18 4PX

- Exceptionally well presented one bedroom 'Titus Salt' cottage.
- Excellent range of modern fixtures and fittings
- Stylishly presented and appointed throughout
- Pleasant westerly facing rear yard
- Located on this popular street with the World Heritage Village site of Saltaire
- Available for occupation late April 2025.

£750 pcm



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DESCRIPTION

An early enquiry and viewing appointment is highly recommended of this stylishly presented and appointed one bedroom 'Titus Salt' end terraced cottage. Located on Amelia Street at the lower end of Saltaire Village the property is ideally situated for access to Saltaire Railway Station, Salts Mill and the broad range of shops, restaurants and bars on Victoria Road and Bingley Road.

The exceptionally well presented accommodation provides a superb range of contemporary fixtures and fittings together with retained features. A gas fired central heating system is fitted together with heritage sash windows.

The ground floor accommodation in brief comprises: spacious living room with fireplace recess with electric stove and tiled hearth, fitted shelving to alcoves. The fitted kitchen has a range of modern units in a high gloss white finish with integral appliances including gas hob, matching electric oven and dishwasher and appliances. Attractive stainless steel working surfaces and ceramic tiled splash backs. To the first floor there is a small landing, one large, spacious and airy double bedroom house bathroom / wc with fitted three piece suite in white with boiler / utility cupboard housing the washing machine.

Externally there is a pleasant westerly facing rear yard enjoying afternoon / evening sunshine.

We would urge an early enquiry and viewing appointment - the property will be available for occupation late April.

Please Note: As agents we are acting on a tenant find basis only with this to include referencing, collecting the first month and lodging the deposit with a suitable scheme. The landlord will be managing the rental and collecting the rent moving forward.

The property includes fixtures and fittings as noted in the description above but is otherwise unfurnished - the photographs were taken whilst the property was occupied and furnished.

EPC RATING – EXEMPT DUE TO LISTED STATUS

Council tax band – A

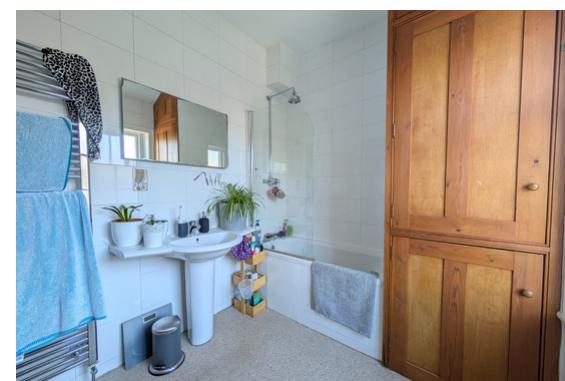
Deposit - £865.38 (equivalent to 5 weeks rent)

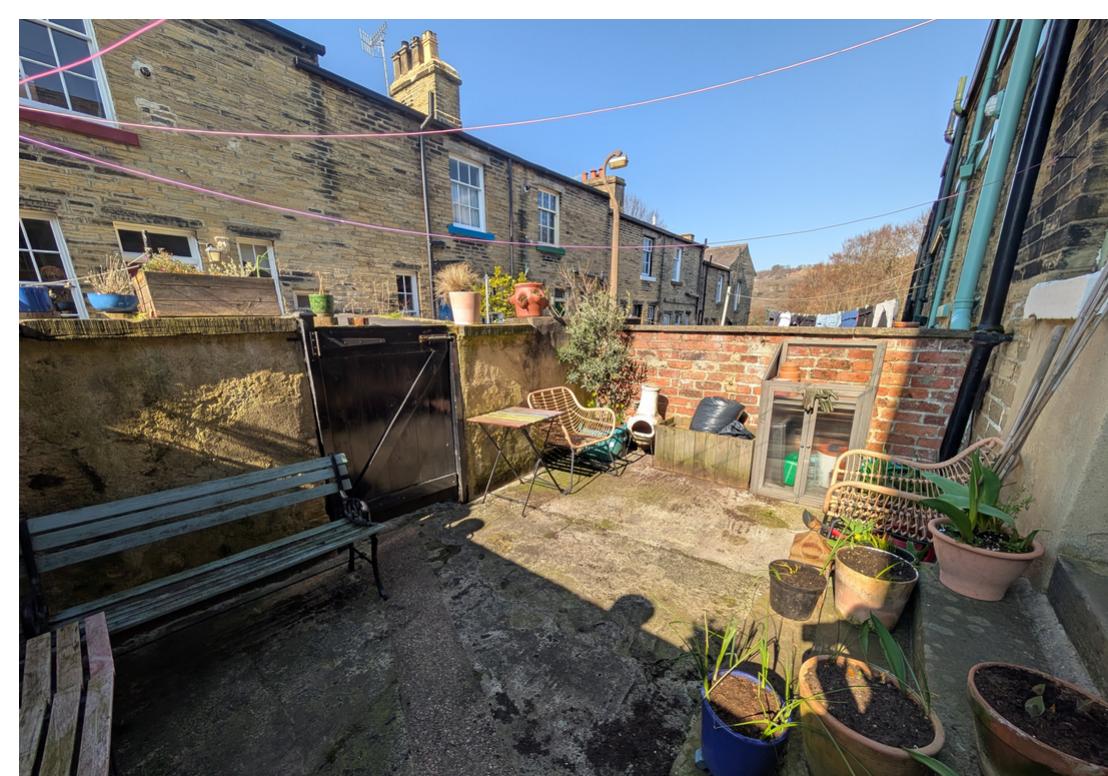
Viewing arrangements:-

Please call our office on

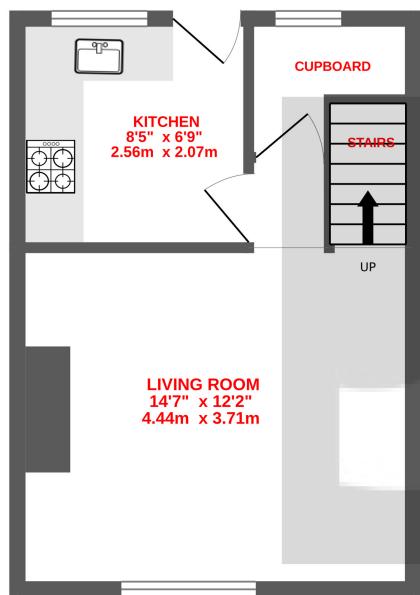
01274 533 322 

Or email:- info@jiestates.co.uk

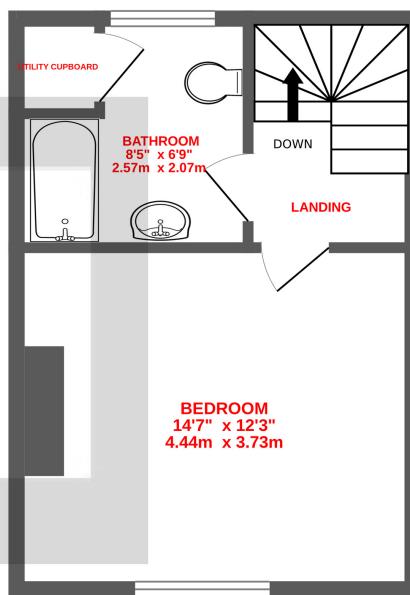




GROUND FLOOR



1ST 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 operation can therefore be given.

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Do you have a property to sell or let?

01274 533322

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

info@jiestates.co.uk

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.

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00