

FOR SALE

£145,000 Freehold



18 Helen Street, Saltaire, Shipley, West Yorkshire. BD18 4PH

- Grade II Listed Terrace - 1 Double Bedroom
- Lounge - Kitchen - Cellar
- Yard to the Rear with Two Outbuildings
- No Seller Chain - Close To Train Station
- In Need of Modernisation
- Re-Roofed in Recent Years



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 15 minute train journey away.

The property does require modernisation. Briefly comprises; lounge and kitchen to the ground floor. Useful cellar. One big bedroom and bathroom to the first floor. Outside, there is an enclosed yard to the rear with two outbuildings.

No Seller chain. Council tax band A.

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 13 mbps, Superfast 80 mbps & Ultrafast 1800 . 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

Lounge

Entrance door and window to the front. Fitted gas fire having a brick surround.

Kitchen

Range of base and wall units. Stainless steel sink unit. Part tiled walls and access to the cellar. Stable door and window to the rear. Stairs to the first floor.

Cellar

Light.

First Floor

Landing

Wood panelled ceiling. Access to the loft space. Gas Wall heater.

Bedroom

Wood Panelled ceiling. Sash window to the front and television point.

Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle with electric shower over. Cupboard housing both hot water and cold water tanks. Part tiled walls and window to the rear.

Outside

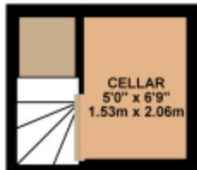
Yard

Enclosed yard to the rear having a gated access. Two outbuildings.

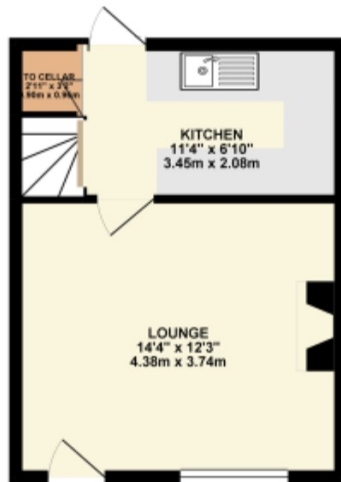


FLOORPLAN & EPC

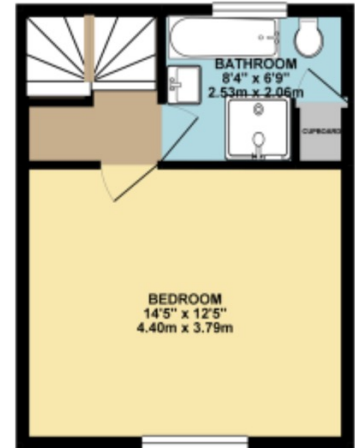
BASEMENT 54.32 sq. ft.
(5.05 sq. m.)



GROUND FLOOR 274.42 sq. ft.
(25.49 sq. m.)



1ST FLOOR 274.37 sq. ft.
(25.49 sq. m.)



TOTAL FLOOR AREA : 603.12 sq. ft. (56.03 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		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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