

FOR SALE

£260,000 Freehold



14 Shirley Street, Saltaire. BD18 4LY

- Grade II Listed Terrace - 3 Bedrooms
- Gas Central Heating - Lounge - Kitchen/Diner
- Small Tanked Cellar - Enclosed Rear Yard
- Internal Viewing is Essential to Appreciate



PROPERTY DESCRIPTION

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 network, making the commute into Leeds only a 15 minute train journey away.

The property benefits from gas central heating having had a new boiler installed in 2025, modern kitchen and small tanked cellar which is useful dry storage. Briefly comprises, entrance vestibule, lounge and kitchen/diner to the ground floor with access to the cellar. Three bedrooms and bathroom to the first floor. Outside, there is an enclosed yard to the rear with outbuildings.

Council tax band B. 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 12 mbps, Superfast 259 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

Entrance Vestibule

Entrance door to the front and wooden floor.

Lounge

Sash window to the front with shutter blind. Radiator, wooden floor and stairs to the first floor. Fitted cupboards and shelves. Feature gas fire (nb: gas has been disconnected)

Kitchen/Diner

Range of white base and wall units having a complementary wood effect work top over. 1 1/2 bowl sink unit with mixer tap. Vaillant gas fire, installed 2025. Plumbing for washing machine and built in dishwasher. Built in fridge/freezer. Tiled floor and part tiled walls. Double electric oven and gas hob. Access to the cellar. Window and door to the rear.

Cellar

Tanked cellar with extractor, power and light.

First Floor

Landing

Built in cupboards and access to the loft space.

Bedroom 1

Sash window to the front, radiator and feature cast iron fireplace.

Bedroom 2

Sash window to the front and radiator.

Bedroom 3

Window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Window to the rear, radiator and part tiled walls.

Outside

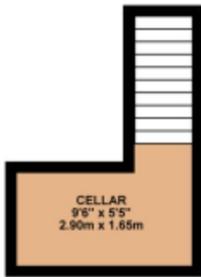
Yard

Enclosed yard to the rear with shale area. Two outbuildings. Stone boundaries with gated rear access.

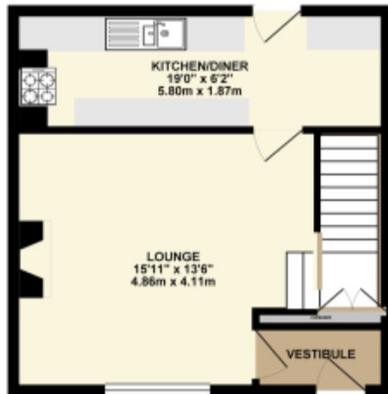


FLOORPLAN

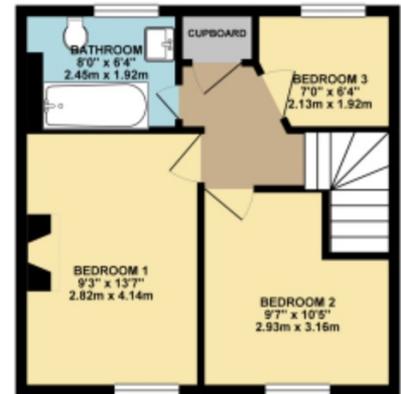
BASEMENT 79.25 sq. ft.
(7.36 sq. m.)



GROUND FLOOR 372.01 sq. ft.
(34.56 sq. m.)



1ST FLOOR 371.96 sq. ft.
(34.56 sq. m.)



TOTAL FLOOR AREA : 823.22 sq. ft. (76.48 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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