

FOR SALE

£289,950 Freehold



42 George Street, Saltaire, ShIPLEY, West Yorkshire. BD18 4PT

- Grade II Listed Stone Built Terrace - 3 Bedrooms
- Gas Central Heating - Living Room - Kitchen/Diner
- Fully Renovated Since 2011 by Present Owner
- Enclosed Garden to the Front & Yard to the Rear
- Close to Amenities inc Bus & Rail Network



PROPERTY DESCRIPTION

Beautifully presented and extensively renovated Grade II listed terrace situated in the UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities in Saltaire including the bus and rail network, making the commute into Leeds only a 15 minute train journey away.

Fully renovated since 2011, the work carried out includes but not exclusive is replacement ceilings and walls, replacement staircase, gas central heating and re-wire, as well as replacement kitchen and bathroom. There is a current landlord gas safety certificate, electrical installation condition report and the chimney has been recently swept. The property briefly comprises; Hallway, living room and dining kitchen to the ground floor. Three bedrooms and bathroom to the first floor. Outside, there is an enclosed garden to the front and yard to the rear with outbuilding.

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 15mbps, Superfast 226mbps & 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

Hallway

Entrance door to the front. Stone flagged floor, exposed feature brick wall. Feature radiator and cupboard under the stairs.

Living Room

Window to the front and feature radiator. Stone flagged floor, coved ceiling and delph rack. Exposed brick chimney breast and cast iron stove. Fitted shelving.

Kitchen/Diner

Range of hand made wooden base and wall units having a complementary wooden work surface over. Belfast style sink with mixer tap. Gas range style cooker. Plumbing for slimline dishwasher. Stone flagged floor and feature radiator. Sash window and door to the rear. Utility area providing further storage and plumbing for washing machine. Stairs to the first floor.

First Floor

Landing

Access to boarded out loft space via pull down ladder.

Bedroom 1

Window to the front, coved ceiling and radiator. Feature chimney wall with shelving. Stripped wooden floor and built in wardrobe.

Bedroom 2

Window to the front, feature radiator, coved ceiling and stripped wooden floor.

Bedroom 3

Window to the rear, radiator and stripped wooden floor. Fitted cupboards and shelves.

Outside

Gardens

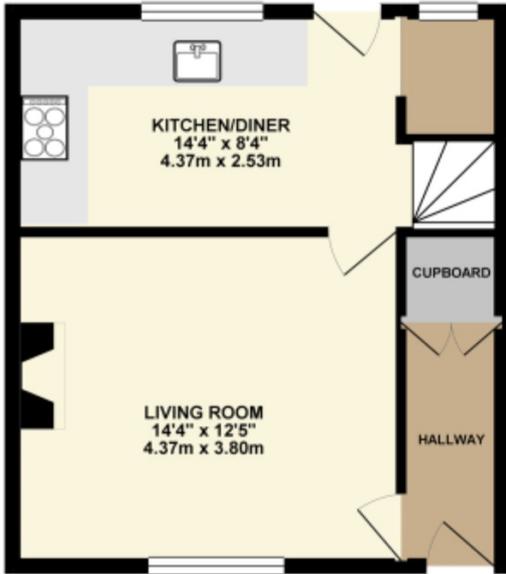
Enclosed paved front garden with shaled area. Gated access and stone boundaries. Enclosed paved yard to the rear with gated access. Stone outbuilding and stone boundaries.



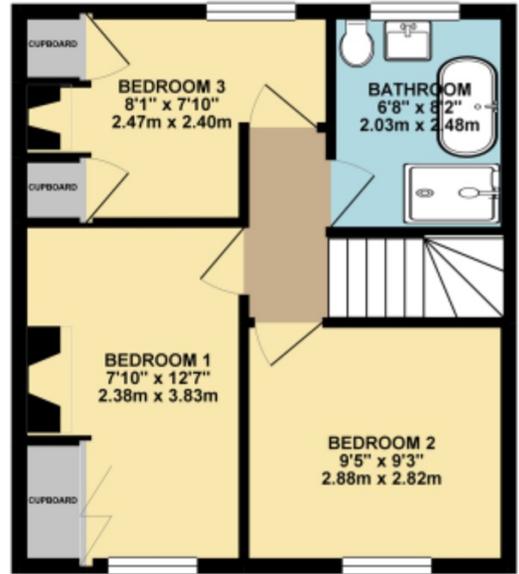
FLOORPLAN & EPC



GROUND FLOOR 373.70 sq. ft.
(34.72 sq. m.)



FIRST FLOOR 373.70 sq. ft.
(34.72 sq. m.)



TOTAL FLOOR AREA : 747.40 sq. ft. (69.44 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 areas 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		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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