

FOR SALE

£249,950 Freehold



4 Fern Place, Saltaire, Shipley, West Yorkshire. BD18 3HB

- Grade II Listed Terrace - 3 Bedrooms
- Gas Central Heating - Majority of Windows Replaced Since 2018
- Spacious Lounge - Dining Kitchen - Cellar
- Garden to the Front & Enclosed Yard to Rear
- Close to Amenities in Saltaire Village inc Bus & Rail Links



PROPERTY DESCRIPTION

Well presented Grade II listed 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 an approx. 15 minute train journey away.

The property has been updated in recent years including 2 windows and front door replaced in 2018, with windows to the rear elevation replaced with hard wood double glazed units in 2023. Briefly comprises; entrance, spacious lounge with cast iron stove and modern kitchen to the ground floor. Access to useful cellar. Three good sized bedrooms and modern bathroom to the first floor. Outside, there is an enclosed garden to the front and yard to the rear.

Internal viewing is essential to appreciate the accommodation on offer. 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 14 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

Entrance

Entrance door with window above. Stone flagged floor and stairs to the first floor

Lounge

Feature stained glass sash window to the front and radiator. Cast iron stove set on a stone flagged hearth. Solid oak flooring.

Kitchen/Diner

Range of navy blue base and wall units having a complementary wooden work surface over. Double bowl ceramic sink with mixer tap. Electric oven, induction hob and extractor hood. Part tiled walls, tiled floor and access to the cellar. Plumbing for washing machine and plumbing for a slimline dishwasher. Worcester gas boiler (serviced October 2025). Sash window to the rear and door to rear yard. Radiator.

Cellar

Light.

First Floor

Landing

Stripped wooden floor. Storage cupboard and access to loft space.

Bedroom 1

Sash window to the front, radiator and dado rail.

Bedroom 2

Windows to the rear, radiator and dado rail.

Bedroom 3

Sash window to the front and built in

Bathroom

3 piece modern suite in white comprising of panelled bath with electric shower over and fitted shower screen, semi pedestal wash hand basin and low level w.c. Window to the rear, part tiled walls and tiled floor. Chrome heated towel rail.

Outside

Gardens

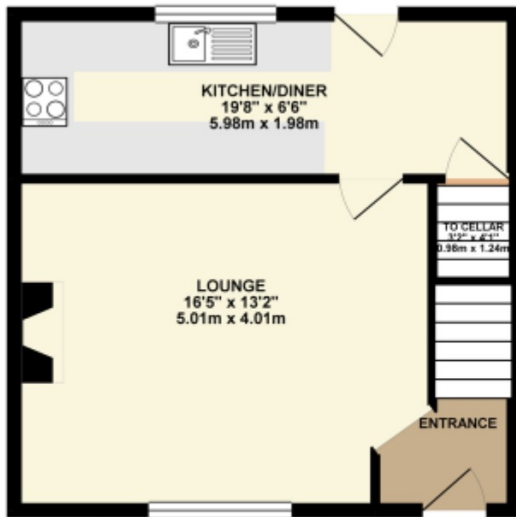
Enclosed garden to the front with gated access. Paved walkways, raised pebbled area, stone and hedge boundaries. Mature planting of trees and shrubs.

Yard to the rear with gated access. Stone boundaries and outbuilding.

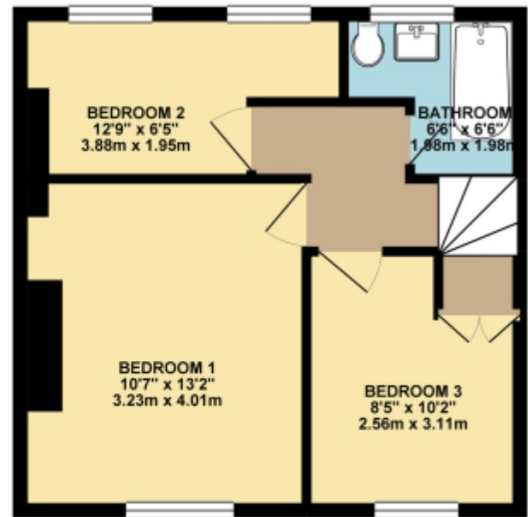


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



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		88
(69-80) C		
(55-68) D	65	
(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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