

FOR SALE

£330,000 Freehold



## 31 Albert Road, SaltaireSHIPLEY, . BD18 4NS

- Grade II Listed Terrace - 3 Bedrooms
- Gas Central Heating - Close to Amenities
- Spacious Lounge - Cellar
- Dining Kitchen - Gardens Front & Rear
- Outbuilding providing a Utility Space
- Close to Amenities inc Bus and Rail Links





## PROPERTY DESCRIPTION

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Grade II Listed 'Titus Salt' terrace situated in the well-regarded World Heritage Site of Saltaire village. Ideally situated for the amenities in Saltaire including the bus and rail links. The property benefits from central heating, sash windows and good-sized accommodation. Boasting a wealth of character and charm. Briefly comprises of entrance vestibule, lounge with access to the cellar and dining kitchen to the ground floor. To the first floor there are two double bedrooms, single bedroom and bathroom. Outside, there are gardens to the front and rear. Outbuilding providing a utility space. Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band B. Internal viewing is essential to appreciate the accommodation on offer.





## ROOM DESCRIPTIONS

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### Entrance Vestibule

Entrance door with feature leaded window to the front. Stone flagged floor. Feature radiator. Feature stained glass window looking into rear lobby.

### Lounge

Sash window to the front, radiator and wall light points. Cast iron living flame gas fire set on a tiled hearth. Picture rail, television and telephone points. Stone flagged floor. Door to rear lobby area providing a useful storage area having a stone flagged floor and access to the cellar.

### Dining Kitchen

Range of dark blue base and wall units having a complementary granite work surface over. Smeg over with extractor hood over. 1 1/2 bowl stainless steel sink unit with mixer tap. Integral dishwasher and integrated bin store. Stone flagged floor. Feature radiator. Sash window and door to the rear. Stairs to the first floor.

### Cellar

Window to the rear and radiator. Power and light.

### First Floor

#### Landing

Wooden floor and radiator.

### Bedroom 1

Sash window to the front, feature radiator and cast iron feature fireplace. Wooden floor. Fitted wardrobe and cupboards.

### Bedroom 2

Sash window to the rear and radiator. Wooden floor.

### Bedroom 3

Sash window to the front, feature radiator and wooden floor. Fitted shelving.

### Bathroom

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

### Outside

#### Gardens

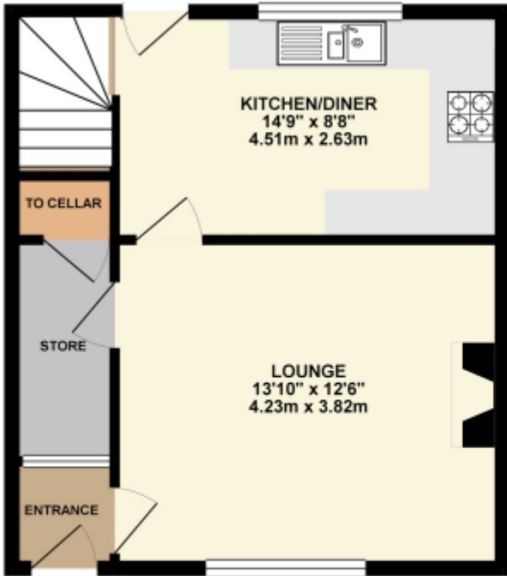
To the front, there is gated access leading to a lawned area with Yorkshire Stone walkways. Fence and stone boundaries. Mature tree and shrub border. To the rear, there is an enclosed Yorkshire Stone flagged rear garden having gated access. Stone boundaries. Outbuilding housing gas boiler and plumbing for washing machine.



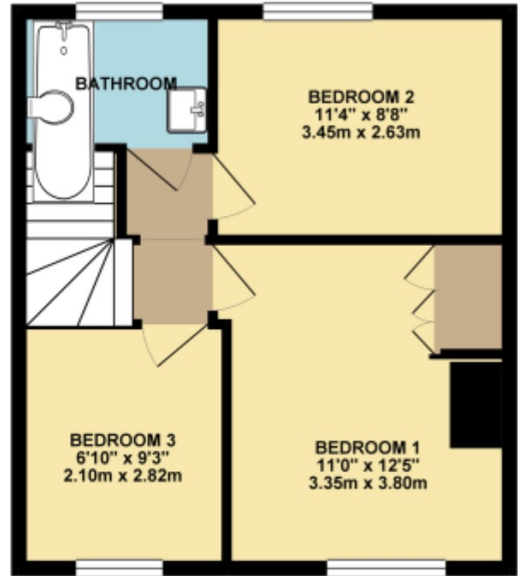
# FLOORPLAN & EPC



GROUND FLOOR 392.42 sq. ft.  
( 36.46 sq. m. )



1ST FLOOR 392.42 sq. ft.  
( 36.46 sq. m. )



TOTAL FLOOR AREA : 784.83 sq. ft. ( 72.91 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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