

FOR SALE

£175,000 Freehold



2 Elliott Street, Shipley, West Yorkshire. BD18 3JG

- Stone Built Back to Back Terrace - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Fully Refurbished with Modern Fixtures & Fittings Throughout
- Lounge - Modern Kitchen - Useful Cellar
- Enclosed Yard to the Front
- Situated on the Edge of Saltaire Village with Amenities on the Doorstep



PROPERTY DESCRIPTION

Beautifully presented stone built back to back terrace, situated on the edge of the World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail links, making the commute into Leeds only a 20 minute train journey away.

Having been fully refurbished by the present owner, the property benefits from modern fixtures and fittings throughout. There is a current landlord gas safety certificate and electrical installation certificate on the property.

Briefly comprises; spacious lounge and modern kitchen to the ground floor. Useful cellar. Large master bedroom and shower room to the first floor. Large attic bedroom and useful storage area on the landing to the second floor. Outside, there is an enclosed yard to the front.

Internal viewing is essential to appreciate the quality of the accommodation on offer. Council tax band A.



ROOM DESCRIPTIONS

Lounge

Double glazed entrance door and window to the front. Cast iron feature radiator. Built in cupboards.

Kitchen

Range of light grey base and wall units having a complimentary granite work surface over. Electric hob, oven and extractor hood. Integral slimline dishwasher. Integral washing machine. Integral fridge/freezer. Sink unit with mixer tap over. Tiled floor and double glazed window to the rear.

Hall

Stairs to the first floor, radiator and access to the cellar.

Cellar

Power and light

First Floor

Landing

Stairs to the second floor.

Double Bedroom 1

Double glazed window to the front and cast iron feature radiator.

Shower Room

2 piece modern suite in white comprising of pedestal wash hand basin and low level w.c. Walk in shower having a mains shower over. Cast iron radiator with towel rail. Tiled floor and part tiled walls., Down lighters and double glazed window to the rear.

Second Floor

Landing

Velux window, radiator and fitted cupboards.

Double Bedroom 2

Velux window, radiator and built in wardrobes.

Outside

Yard

Enclosed yard to the front with gated access.



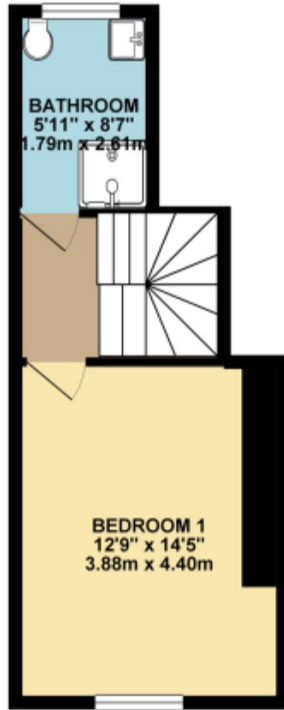
FLOORPLAN & EPC



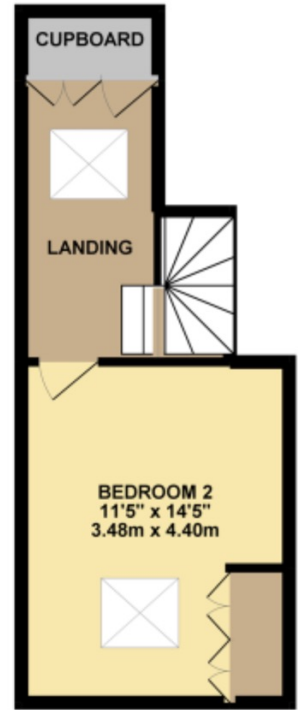
GROUND FLOOR



FIRST FLOOR



SECOND 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		84
(69-80)	C		
(55-68)	D	60	
(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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