

REDUCED

Offers in Region of £410,000  
Freehold



# 71 Albert Road, Saltaire, ShIPLEY, West Yorkshire. BD18 4NS

- Substantial Grade II Listed 'Titus Salt' Terrace
- 3 Double Bedrooms - 2 Large Reception Rooms
- Gas Central Heating - Sash Windows
- Large Attic Room - Useful Cellar
- Gardens Front & Rear - No Seller Chain
- Close to Amenities inc Bus & Rail Network



## PROPERTY DESCRIPTION

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Substantial 3 double bedroom 'Titus Salt' Grade II listed terrace, situated on one of the most sought after locations in the World Heritage Site of Saltaire village. Close to amenities including the bus and rail links. The property boasts a wealth of character and charm and offers spacious family accommodation. The property has been well loved over the years but would benefit from some updating. Briefly comprises; entrance hall, two large reception rooms and modern kitchen to the ground floor. Useful cellar rooms. Three double bedrooms and family bathroom to the first floor. There are fixed steps up to the large attic space that could be developed further, subject to the necessary planning consents. Outside, there are enclosed gardens to the front and rear. Offered with no Seller chain therefore a quick completion can be achieved. Council tax band C.



## ROOM DESCRIPTIONS

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### Entrance Hall

Entrance door to the front, radiator, coved ceiling, picture rail and access to the cellar. Stairs to the first floor.

### Lounge

Sash windows to the front, radiator, picture rail, coved ceiling and wall light points. Living flame gas fire set on a marble hearth and having a wooden surround.

### Dining Room

Sash window to the rear, radiator, wall light points, coved ceiling and picture rail. Fireplace having a wooden surround and tiled hearth.

### Kitchen

Range of high gloss grey base and wall units having a complimentary work surface over. Double electric oven, 5 burner gas hob with extractor over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Integral fridge and freezer. Plumbing for washing machine and space for tumble dryer. Radiator, under cupboard lights and plinth lighting. Sash window and door to the rear. Serving hatch into dining room.

### Cellar

Electric consumer unit and meter. Power and light.

Room 1: Light

Room 2: Window and light.

Store: Light and gas meter

### First Floor

#### Landing

Access to attic room

### Double Bedroom 1

Sash window to the rear, radiator and fitted cupboards. Wardrobes included.

### Double Bedroom 2

Sash window to the front and radiator. Coved ceiling and picture rail. Wardrobes included.

### Double Bedroom 3

Sash window to the front and radiator. Coved ceiling and picture rail. Wardrobes included.

### Family Bathroom

4 piece suite comprising of large sunken corner bath, vanity sink unit, bidet and low level w.c. Step in shower cubicle. Part tiled walls, wall light points and radiator and shaver point. Fitted mirrors.

### Attic Room

Fixed steps to boarded out attic room which could be converted into further accommodation, subject to the necessary planning consents.. Gas boiler. Two Velux windows. Power and light. Limited head room to some areas.

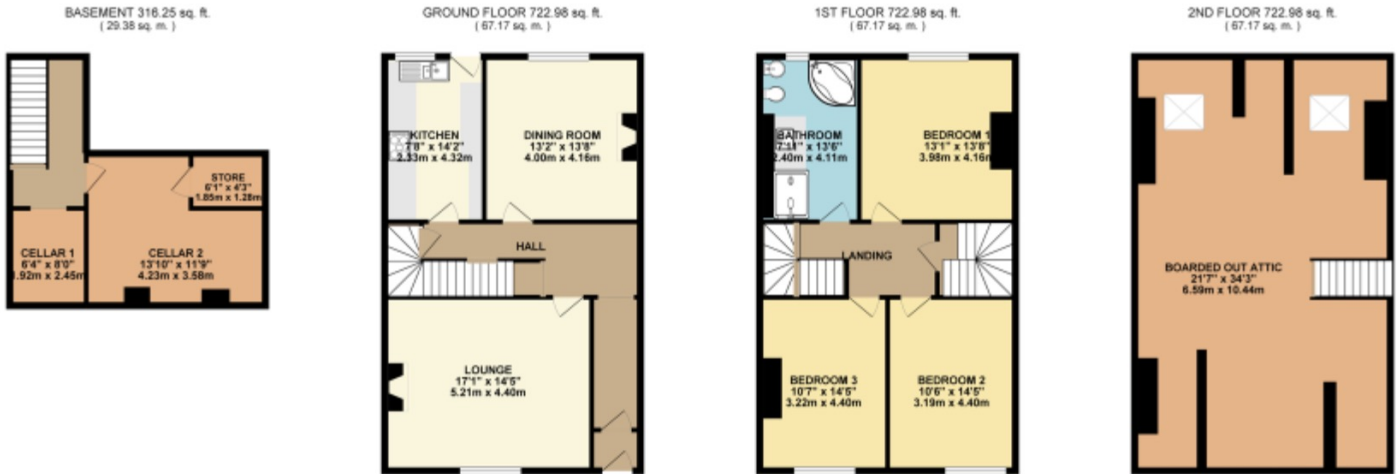
### Outside

#### Gardens

Paved front garden with shrub and tree borders, Enclosed paved garden to the rear having two sheds. Stone boundaries and gated access. Outside tap and light.

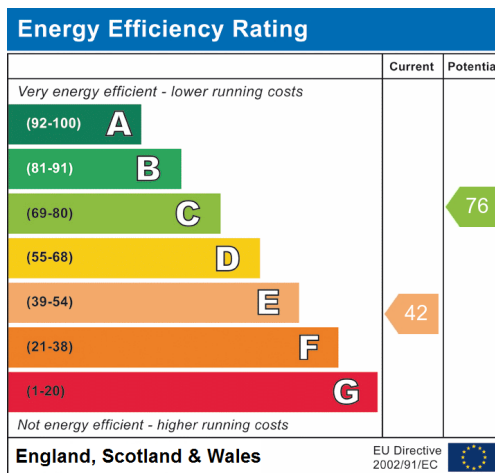


# FLOORPLAN & EPC



TOTAL FLOOR AREA : 2485.19 sq. ft. ( 230.88 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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