

REDUCED

£180,000 Freehold



# 33 Caroline Street, Saltaire, Shipley, West Yorkshire. BD18 4PN

- Grade II Listed Inner Terrace - 2 Bedrooms
- Gas Central Heating - Lounge - Kitchen/Diner
- Useful Cellar - South Facing Rear Yard
- No Seller Chain - Ideally Placed for Amenities in Saltaire





## PROPERTY DESCRIPTION

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Grade II listed 'Titus Salt' terrace house, 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 a 15 minute train journey away.

The property has been refurbished in recent years, and benefits from a modern newly installed kitchen. The accommodation briefly comprises; lounge and kitchen/diner to the ground floor. Useful cellar rooms to the lower ground floor. Two bedrooms and modern bathroom to the first floor. Outside, there is resident permit parking to the front, with enclosed south facing yard to the rear.

There is an up to date gas certificate and electrical safety certificate. Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band B.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps, Superfast 160 mbps & Ultrafast 1000. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs 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

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### Lounge

Entrance door and sash window to the front. Radiator, coved ceiling and stairs to the first floor. Electric fire having a wooden surround and set on a marble hearth,

### Kitchen/Diner

Newly installed 2024. Range of white high gloss white base and wall units having a complementary work surface over. Electric oven and gas hob with extractor hood over. Ideal gas boiler (approx 2 years old). Plumbing for washing machine. Sash window and door to the rear.

### Cellar

Consumer unit and electric meter. Power and light. Further store with light.

### First Floor

#### Landing

Sash window to the rear. Built in cupboard.

#### Bedroom 1

Sash window to the front and radiator.

#### Bedroom 2

Sash window to the front, radiator and television point.

### Bathroom

Modern 3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle with electric shower over. Part tiled walls. Built in cupboard and radiator. Sash window to the rear

### Outside

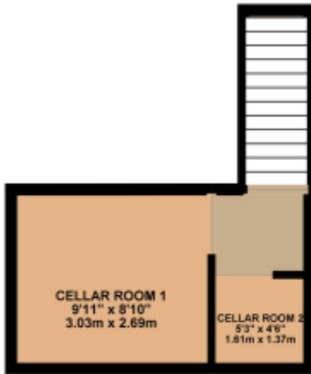
#### Yard

Enclosed south facing paved yard to the rear. Stone boundaries and gated access.

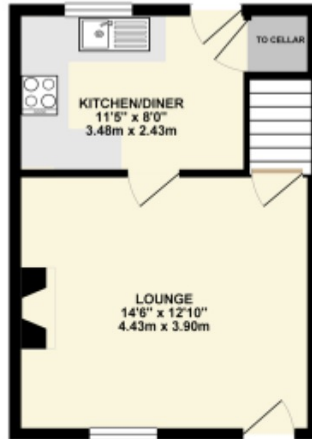


# FLOORPLAN & EPC

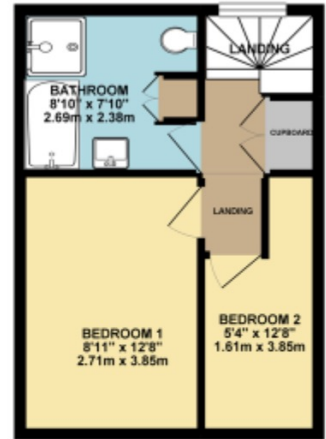
BASEMENT 154.98 sq. ft.  
( 14.40 sq. m. )



GROUND FLOOR 300.39 sq. ft.  
( 27.91 sq. m. )



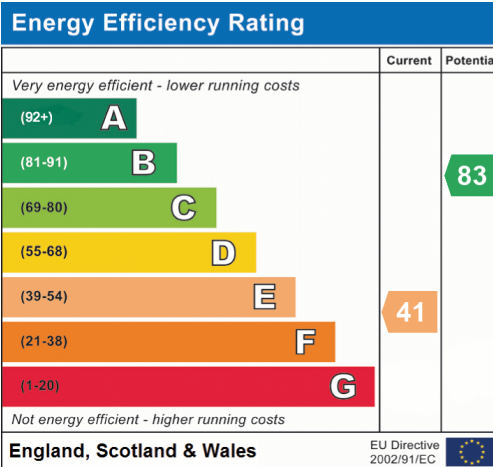
1ST FLOOR 300.39 sq. ft.  
( 27.91 sq. m. )



TOTAL FLOOR AREA : 755.76 sq. ft. ( 70.21 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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