

TO LET

£695 pcm



20 Herbert Street, Saltaire. BD18 4QH

- Good Sized 1 Bedroom Stone Built Cottage in the Heart of the Heritage Village of Saltaire
- Central Heated - Modern Bathroom
- Modern Kitchen with Integral Appliances
- Washer, Fridge Freezer and Dishwasher Included
- Yard to Rear - Popular Location so Early Viewing Essential
- Bond/Deposit £800



PROPERTY DESCRIPTION

Well presented Grade II listed 'Titus Salt' terrace, situated in the UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities in Saltaire village including the bus and rail network, making the commute into Leeds only a 15 minute train journey away. B

riefly comprises; lounge and modern kitchen to the ground floor. Large double bedroom and bathroom to the first floor. Outside, there is an enclosed yard to the rear.

Council Tax Band A. Bond/Deposit £800.

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 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

Ground Floor

Lounge

14' 6" x 10' 8" (4.42m x 3.25m)

Large lounge with access via solid wood entrance door. Radiator, large heritage window to front, 2 built in storage cupboards, T.V and telephone point, electric fire with coal effect set in a stained wood surround and granite hearth

Kitchen

14' 6" x 8' 4" (4.42m x 2.54m) Range of modern high gloss wall and base units in country cream with integral washer, microwave oven, electric oven, gas hob and concealed hood. Free standing fridge/freezer. Single bowl stainless steel sink with mixer taps over, 2 heritage windows to rear, solid wood exit door to rear, Bamboo flooring, part tiled walls, under stair storage area, beamed ceiling, radiator and exposed wood stairs to first floor

First Floor

Landing

Access to first floor rooms and loft space, storage cupboard over stairs

Bedroom 1

14' 6" x 10' 11" (4.42m x 3.33m)

Large main bedroom with heritage window to front, radiator, coved ceiling and exposed original wide floorboards painted white

Bathroom

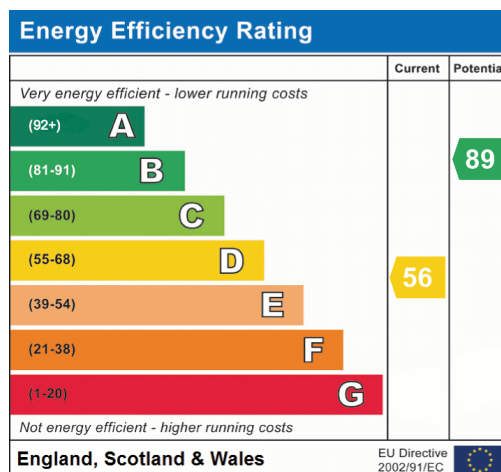
8' 4" x 8' 4" (2.54m x 2.54m)

Large modern bathroom with painted wood panelled bath and mains pressure shower over, low level w.c,

Outside

Garden

To the rear is a walled and gated yard with stone flag and decked area and storage shed



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