

FOR SALE

£220,000 Freehold



58 Titus Street, Saltaire, ShIPLEY. BD18 3JT

- Grade II Listed Inner Terrace - 2 Bedrooms
- Central Heating - Lounge - Kitchen
- New Gas Boiler 2023
- Cellar - Enclosed Yard to the Rear
- On Street Resident's Permit Parking



PROPERTY DESCRIPTION

Well presented and refurbished Grade II listed terrace, situated in the World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail network. The commute into Leeds, is only a 20 minute train journey away.

Briefly comprises; entrance vestibule, lounge and kitchen to the ground floor. Useful large Cellar. Two bedrooms and bathroom to the first floor. Outside, there is a south facing enclosed garden to the rear.

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



ROOM DESCRIPTIONS

Entrance Vestibule

Entrance door with window above, featuring bench seat, coats hooks, and radiator

Lounge

Window to the front, radiator and television point. Cast iron multi-fuel stove set on a stone hearth. Original Yorkshire stone flagged floor. Doors leading to the kitchen and stairs. Fitted shelves.

Kitchen

Range of base and wall units in white from Ikea, having a complementary wooden work surface over. Stainless steel sink unit with mixer tap. Electric oven, gas hob with extractor hood over. Integral fridge. Window and door to the rear. Radiator. Door leading to the cellar. Fitted shelves.

Cellar

Good sized cellar having window to the front and light. Shelving. Store. Opens into a further storage area underneath the kitchen. Consumer unit and electric meter.

First Floor

Landing

Window to the rear. Two built in cupboards. Worcester gas boiler (installed 2023) and creole.

Bedroom 1

Double room with window to the front and radiator. Wooden floor and television point.

Bedroom 2

Double room with window to the rear and radiator.

Bathroom

3 piece Victorian style suite in white comprising of cast iron claw footed free standing bath with shower over, low level w.c and pedestal wash hand basin. Part tiled walls, window to the front, extractor fan and chrome heated towel rail.

Outside

Garden

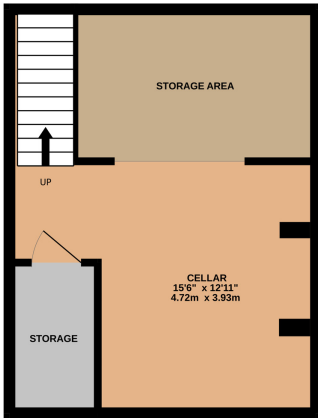
South facing Yorkshire stone flagged garden with built-in bench seating, doubling as a log store. Stone boundary walls and gated access. Good entertaining space with space for table and chairs and bbq



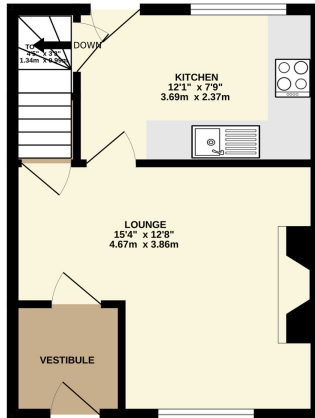
FLOORPLAN



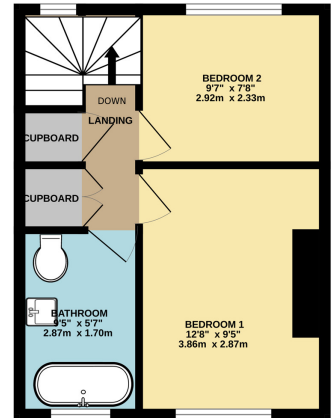
BASEMENT LEVEL
313 sq.ft. (29.1 sq.m.) approx.



GROUND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 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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