

FOR SALE

£179,950 Freehold



3 Ada Street, Saltaire, Saltaire. BD18 4PJ

- Grade II Listed terrace - 2 Bedrooms
- Central Heating - Modern Kitchen
- Lounge - Enclosed Yard to the Rear
- In Need of Damp Work Carrying out to Lounge & Chimney Breast at Ground & First Floor Level
- No Seller Chain - Sought After Location



PROPERTY DESCRIPTION

Two Bedroom Grade II Listed terrace situated in the world heritage site of Saltaire village. Ideally located for amenities in Saltaire village including the bus and rail links.

Benefiting from leaded feature stained glass windows, gas central heating and modern kitchen with appliances. There is an up to date electrical installation safety certificate and landlord gas safety certificate.

The property is in need of a damp proof work to the lounge and chimney breast on the ground and first floor level. We hold a damp proof report on file that can be viewed.

Briefly comprises of lounge and kitchen to the ground floor. Two bedrooms and bathroom to the first. Outside, there is an enclosed yard to the rear with two outbuildings. Council tax band A.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary.



ROOM DESCRIPTIONS

Lounge

Leaded feature stained glass window and entrance door to the front. Radiator, television and telephone points.

Kitchen

Range of high gloss white base and wall units having a complimentary work surface over. Electric oven, gas hob and extractor hood. Stainless steel 1.1/2 bowl sink unit with mixer tap. Ideal gas boiler. Leaded feature stained glass window and door to the rear. Under stairs cupboard. Stairs to the first floor. Radiator. Under counter fridge, freezer and washing machine included.

First Floor

Landing

Window to the rear. Large wardrobe.

Bedroom 1

Leaded feature stained glass window to the front and radiator. Built in cupboard.

Bedroom 2

Leaded feature stained glass window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Part tiled walls and radiator.

Outside

Rear Yard

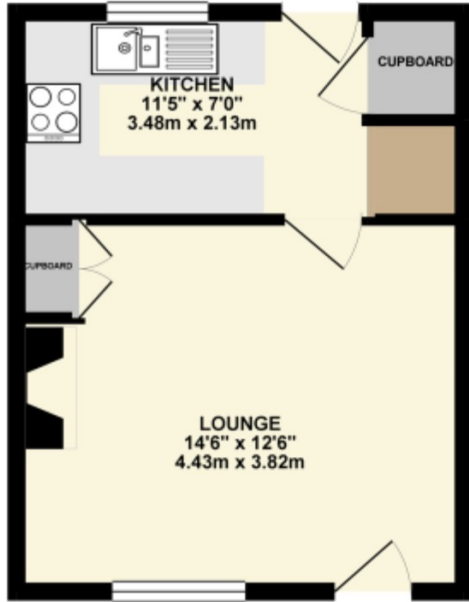
Enclosed rear yard having gated access. Two outbuildings.



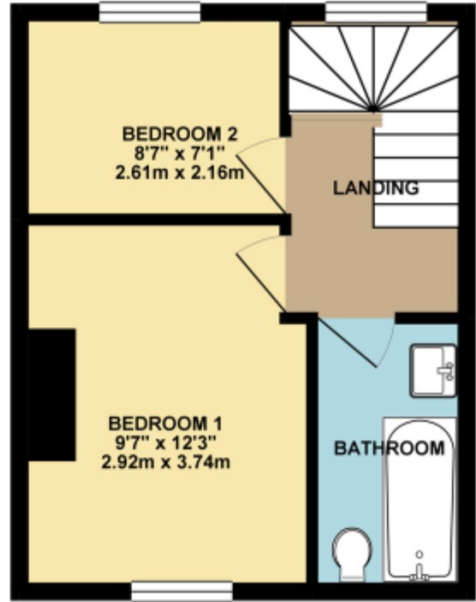
FLOORPLAN & EPC



GROUND FLOOR 274.03 sq. ft.
(25.46 sq. m.)



1ST FLOOR 274.03 sq. ft.
(25.46 sq. m.)



TOTAL FLOOR AREA : 548.05 sq. ft. (50.92 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 areas 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			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	65	
(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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