



DOVE STREET,
SHIPLEY, BD18 3EY
£190,000

3 Bedroom House
EPC Rating: F

LINLEY &
SIMPSON

This house has been LOVINGLY AND SYMPATHETICALLY RESTORED THROUGHOUT. Perfect for FIRST TIME BUYERS or INVESTORS, the house is also being offered CHAIN FREE. Located in the historic Saltaire Village, this stone house is Grade II listed and is part of the Saltaire UNESCO world heritage site.

Saltaire is a UNESCO WORLD HERITAGE SITE which is steeped in local history. Take a step back in time by visiting and marvel at the fantastic Salts Mill and of course the beautiful village built by the mill owner Titus Salt circa 1851. The grade 2 listed buildings built in this era are unique in design and have stood the test of time, but Saltaire has much more to offer than just its architecture; its social scene rivals even the trendiest parts of London so pop by to the Saltaire festival, or visit one of the many fantastic local establishments and discover for yourself why people are queuing up to live in this fantastic village.

Accommodation

GROUND FLOOR ENTRANCE PORCH

Via the front door, unlike most village houses there is a recessed porch area which allows somewhere to kick off muddy boots and providing a sound and heat barrier from the outside too.

LIVING ROOM 14'4" X 14'3" (4.37 X 4.34)

To the front of the ground floor is the lovely, character filled living room. The alcove to one side of the fireplace is filled with useful storage units and the fireplace is home to a fantastic multi-fuel fire in an exposed brick and stone hearth. Like the rest of the house there are solid wooden doors which have been restored and stripped back. The whole space is illuminated by a large sash window flooding the room with natural light.

KITCHEN/ DINER 19'3" X 7'7" (5.86 X 2.31)

To the rear of the ground floor there is another great family room, the open plan kitchen/ diner. Odd for Saltaire village, this room is a lot deeper than many other kitchens in these houses and as such it fits in a good sized dining room table and is still a well proportioned room. There are ample worktops and modern wall and base units and there is access down into the cellar and also a rear external door into the garden/ yard.

FIRST FLOOR

MASTER BEDROOM 10'5" X 14'5" (3.18 X 4.39)

On the first floor to the front of the house there is the master bedroom. All of the first floor benefits very nice high vaulted ceilings; as such it makes the rooms feel even bigger and helps to add an element of light upstairs. The master bedroom has a feature exposed brick chimney breast within the room and is a good sized double bedroom.

SECOND BEDROOM 8'4" X 11'1" (2.54 X 3.37)

The second bedroom is a good sized bedroom which also faces out to the front aspect. This bedroom previously housed a double bed alongside a wardrobe and another unit too so there are plenty of options with the space in this room.

THIRD BEDROOM 11'2" X 7'52 (3.39 X 2.26)

Also located on the first floor is the third bedroom, which is a great sized single bedroom, or it would make a fantastic home office with built in storage at one end and a sunny rear facing window.

HOUSE BATHROOM

The house bathroom is also located on the first floor and has a modern white three-piece suite including a bath with over-head shower and folding glass splash screen, toilet and a hand basin. The original wooden floor is exposed in the bathroom reminding the lucky new buyer of the history in every room.

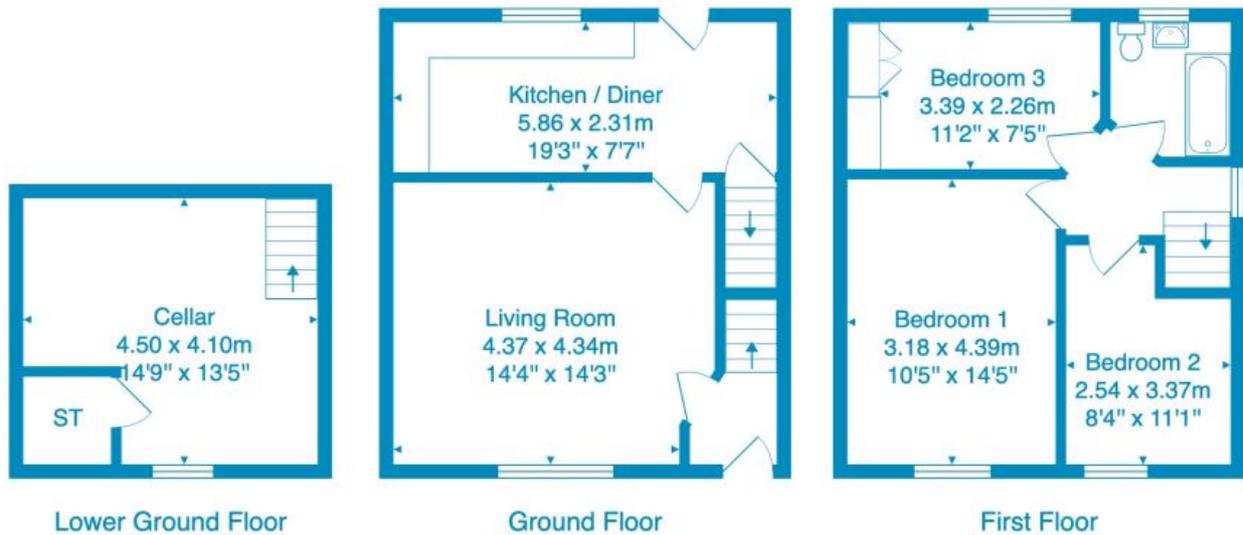
EXTERIOR

Externally to the rear is a traditional Saltaire village yard. The one on Dove street is almost perfectly south facing and as such it turns into a real sun trap (English weather permitting). Behind the yard is the shared rear alley.

LOWER GROUND FLOOR CELLAR AND COAL STORE

Accessed via a folding doorway in the kitchen/ diner is the lovely big cellar. There is a great storage space which is separated in one corner as the coal store. This is a very useful room for storage.





Total Area: 98.3 m² ... 1058 ft²

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F		35	39	(21-38) F	36	39	
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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