



FANNY STREET,  
SHIPLEY, BD18 4QB  
£160,000

2 Bedroom House  
EPC Rating:

LINLEY &  
SIMPSON

An absolute DREAM FIRST TIME HOME! Calling all lovers of CHARACTER properties, this 1850's built stone terrace is available for sale! In the historic Saltaire Village, this stone house is Grade II listed and is part of the Saltaire UNESCO world heritage site! Come and view this beauty today.

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**

### **LIVING/ DINING ROOM 14'6" X 11'0" (4.41 X 3.36)**

To the front of the ground floor is the lovely, character filled living room. The alcoves either side of the fireplace are filled with useful storage units and there are beautiful picture rails around the room. There is a laminate wooden floor in the living/ dining room and the whole space is illuminated by a large sash window flooding the room with natural light.

### **KITCHEN 11'5" X 8'7" (3.49 X 2.62)**

To the rear of the ground floor is the modern, tastefully designed kitchen. The wall and base units are very cleverly thought out in their positioning to make the best use of the available space. There are two rear windows in the kitchen which illuminates the space very nicely, and there is a rear external door to be flung open to let the outside in (English weather permitting).

## **FIRST FLOOR**

### **MASTER BEDROOM 9'2" X 10'11" (2.80 X 3.34)**

On the first floor to the front of the house there is the master bedroom. This is a large double bedroom which has the benefit of a surprisingly large window facing over the front aspect.

### **SECOND BEDROOM 8'6" X 8'6" (2.58 X 2.58)**

The second bedroom is a good sized bedroom which faces out over the rear garden.

## **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, toilet and a hand basin. The tiling in this room is very nicely done and gives a quality finish to the bathroom.

## **EXTERIOR**

Externally to the rear is a traditional Saltaire village yard. Behind the yard is the shared rear alley and to the side of this house is a side passage which allows access behind the property too.

## **LOWER GROUND FLOOR**

### **CELLAR**

Accessed via a doorway in the kitchen is the lovely big cellar. This is a very useful room for storage.







Total Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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