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MADDOCKS STREET, SHIPLEY, BD18 3JL

Viewing is essential to fully appreciate this truly deceptive mid terraced property that sits superbly on the borders of Saltaire, boasting spacious and well appointed accommodation arranged over four floors that includes 3 bedrooms, a modern bathroom, superb dining kitchen, attractive lounge, utility room and useful integral store room - of which are given further appeal by its attractive gardens and pleasant aspect of the striking Exhibition Building opposite and Salts Mill at the bottom of the road.

Offers In Region Of £164,950

The only way to fully appreciate this truly deceptive mid terraced property is by viewing. A credit to its current owners, the property has been extensively renovated and improved to enable it to boast spacious and well appointed accommodation that is arranged over four floors. Enjoying a central location, the property is situated on the borders of the World Heritage Site of Saltaire village so has excellent access to the local amenities and Saltaire Station. Internally, the property has an attractive 12'5" x 11'2" lounge with wood burning stove and pleasant outlook towards The Exhibition Building, a well appointed 13'4" x 12'6" dining kitchen with integrated appliances, has a lower ground floor basement level with separate access comprising of a utility room and useful storage room, has two good bedrooms and a stylish house bathroom set to the first floor, with a professionally converted loft providing a further bedroom. As well as a gas central heating system, the property has UPVC double glazing (installed June 2013), an upgraded consumer unit (2013) and enjoys attractively landscaped, low maintenance gardens to the front and rear. Viewing Essential.

GROUND FLOOR

LOUNGE 12'5" x 11'2" (3.78m x 3.40m)

Timber entrance door leading in, UPVC double glazed window to front elevation with views towards The Exhibition Building and Victoria Hall, wood burning stove recessed into chimney and central heating radiator.

INNER HALLWAY

With stairs leading to first floor.

DINING KITCHEN 13'4" x 12'6" (4.06m x 3.81m)

Fitted with a modern range of wall and base units with work surfaces over incorporating an inset sink unit, integrated electric oven with gas hob and extractor over. Integrated dishwasher, fridge and freezer, exposed floorboards, central heating radiator and double glazed window to rear elevation. Door concealing stairs to lower ground floor.

LOWER GROUND FLOOR

CELLAR/UTILITY 13'0" x 12'7" maximum including walk in store room (3.96m x 3.84m)

Double glazed door to rear elevation, plumbing for washing machine and door to:

ADDITIONAL STORE ROOM/CELLAR 12'5" x 11'2" (3.78m x 3.40m)

With power and light.

FIRST FLOOR

LANDING

Built-in storage cupboard, door concealing stairs to bedroom two and doors to:

BEDROOM ONE 12'5" x 11'3" (3.78m x 3.43m)

UPVC double glazed window to front elevation with pleasant views towards The Exhibition Building, central heating radiator.

BEDROOM THREE 10'1" x 6'7" (3.07m x 2.00m)

UPVC double glazed window to rear elevation, central heating radiator.

BATHROOM

Fitted with a modern white three piece suite comprising bath with shower over, wash hand basin set in vanity unit and low level WC. Tiled splashbacks, tiled floor, towel rail and UPVC double glazed window to rear elevation.

SECOND FOOR

BEDROOM TWO 14'4" x 12'2" maximum including stairs (4.37m x 3.71m)

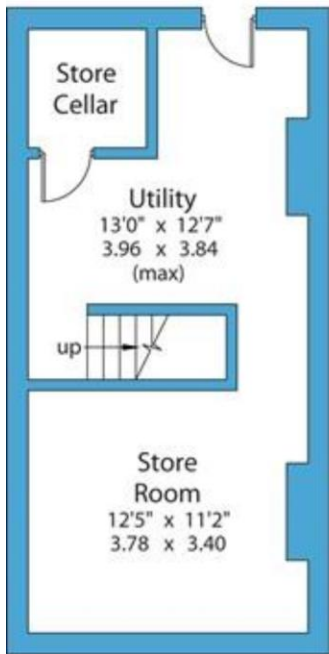
Good sized professionally converted loft with two Velux windows and access to useful under eaves storage areas.

OUTSIDE

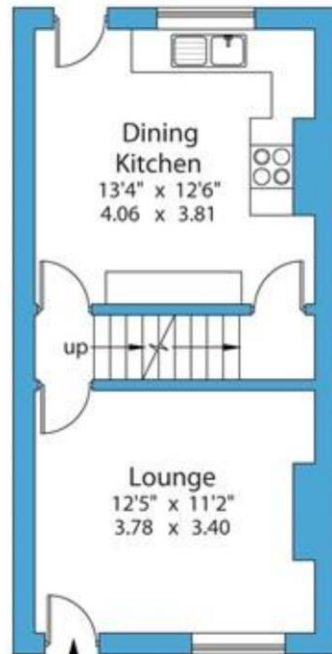
To the front, the property has an attractive decked garden area, whilst to the rear its enclosed garden has a pedestrian gate leading out and has been largely paved with fenced boundaries and steps leading down to the basement level.



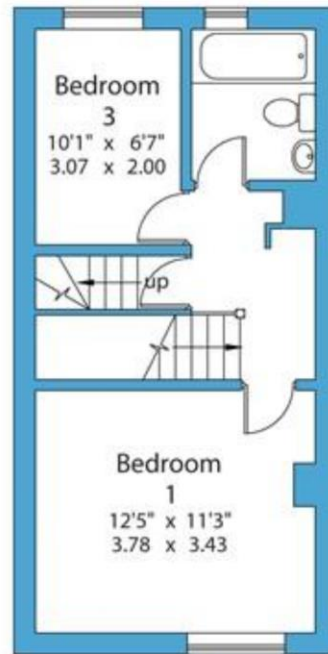
Approx Gross Floor Area = 1270 Sq. Feet
= 117.73 Sq. Metres



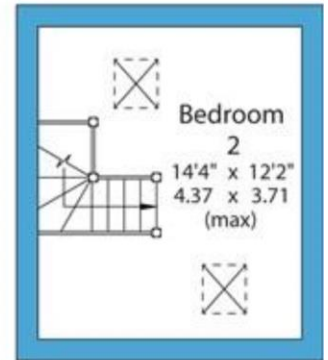
Lower Ground Floor



Ground Floor

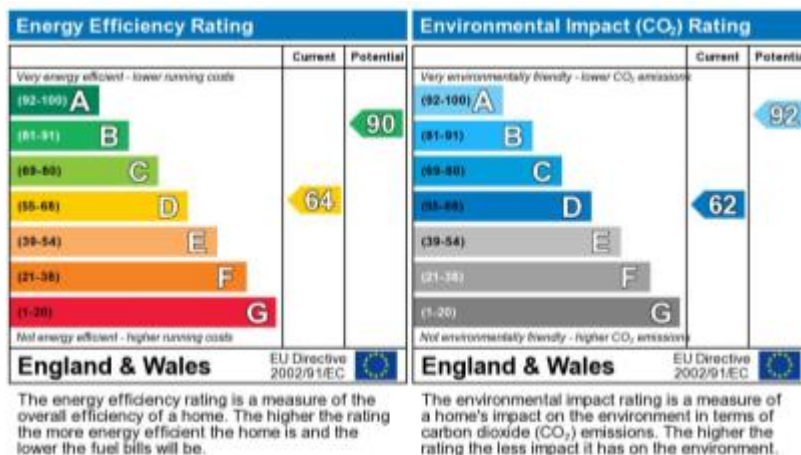


First Floor



Second Floor

For illustrative purposes only. Not to scale.



Additional Information

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