



EDWARD STREET,
SHIPLEY, BD18 4PZ
Offers Over £150,000

2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

A great example of a SALTAIRE VILLAGE HOUSE. Calling all lovers of CHARACTER properties, this 1850's built stone terrace is available now. This house is Grade II listed and is UNESCO world heritage site. This house has a lot to offer including potential to add value with minor cosmetic works.

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/ RECEPTION ROOM 14'5" x 12'2" (4.40 x 3.71)

To the front of the ground floor is the lovely, character filled living room. The most noticeable feature in the room is the lovely open hearth; in which resides a fantastic wood burning stove which is 'AGA' branded. The flooring is also more than note worthy, being the original Yorkshire stone flagged floor! This is a well proportioned room and could comfortably be used as a living/ dining room as it is now, a snug living room or something between the two. The size provides flexibility in what this room can be used for and the lucky new buyer will have plenty of options with this room.

KITCHEN 11'3" x 7'5" (3.42 x 2.27)

To the rear of the ground floor is the kitchen. There is ample worktop space and plenty of storage solutions including the 'glory hole/ pantry' at one end. There are three rear windows in the kitchen and pantry 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 7'6" x 12'11" (2.28 x 3.94)

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

SECOND BEDROOM 5'4" x 9'1" (1.62 x 2.76)

The second bedroom is a good sized single bedroom which faces out over the front aspect also currently.

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. This is actually a very large bedroom and other village houses with this layout have used this space as the second bedroom and swapped the two rooms around which is potentially an option (however we do advise consulting a builder/ plumber to make sure this can be done).

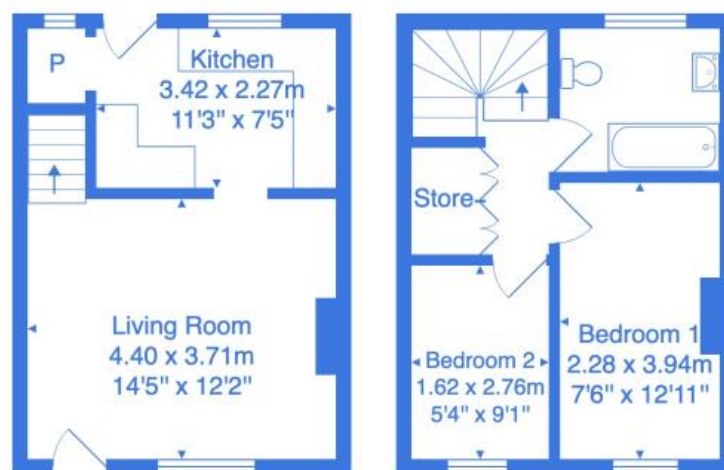
EXTERIOR

Externally to the rear is a traditional Saltaire village yard. Behind the yard is the shared rear alley and there is the original outhouse in the yard which is yet more fantastic storage space. The outhouse was originally the location of the house toilet ... but we wouldn't recommend an outside toilet in Yorkshire these days!

AGENTS NOTES

This is a fantastic house with lots of positives, however there is an option to increase the value by modernising the kitchen, replacing some of the rear windows and potentially swapping the bathroom and second bedroom. We strongly advise that a builder/ plumber is consulted for these renovation works and that Bradford City Council are consulted for any changes which will need planning permission due to the Grade II listing on this building.





Ground Floor

First Floor

Total Area: 54.0 m² ... 582 ft²

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92	(92-100) A		97
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D	63	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(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.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.