



Guide Price £249,500

- Two double bedrooms
- Popular village location
- Private gardens
- Traditional world heritage terrace
- Useful cellar storage
- Close to schools and amenities

15 George Street, Shipley, West Yorkshire, BD18 3EZ

Centrally located in the Historic World Heritage site of Saltaire is a well appointed, Grade 2 listed two bedroom home to which a viewing comes highly recommended.

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BD18 4SB

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Bradford 4 miles, Leeds 13 miles, Skipton 15 miles (all distances approximate)

General remarks

This Grade II listed two bedroom property is located within the highly regarded World Heritage Site and conservation village of Saltaire. The property provides a central location to all the amenities and entertainments the village offers as well as Saltaire

train station. This home is an excellent opportunity for a variety of discerning purchasers and this historic home must be viewed in order to fully appreciate the size and location.

The property briefly comprises of a tiled entrance porch, living room with access to the storage cellar, and a modern kitted kitchen all to the ground floor. The first floor houses two double bedrooms and the modern house bathroom. Externally the property has a lawned garden to the front with mature shrubs and beds around. At the rear there is a stone paved yard with further storage.

Designated a World Heritage Site in 2001, thanks to its historic importance and architectural appeal, Saltaire is a model village

with its roots stretching back firmly into the region's textile heritage. The community now provides a highly desirable living environment set on the banks of the River Aire which, with the adjacent Leeds Liverpool Canal, offers fantastic leisure opportunities. Saltaire provides a range of every day shops and other amenities, whilst the local cities of Leeds and Bradford along with the towns of Skipton and Ilkley are all readily accessible thanks to frequent services throughout the day from the village's 'metro' railway station. Beautiful Pennine countryside made famous by the Brontes is just a short drive away as is stunning Wharfedale and the Yorkshire Dales National Park. Leeds Bradford International Airport is just some 9 miles from the village.

Directions

From our Saltaire office proceed along Bingley Road and then turn left on to George Street. The property will be halfway along on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

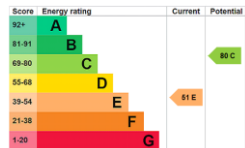
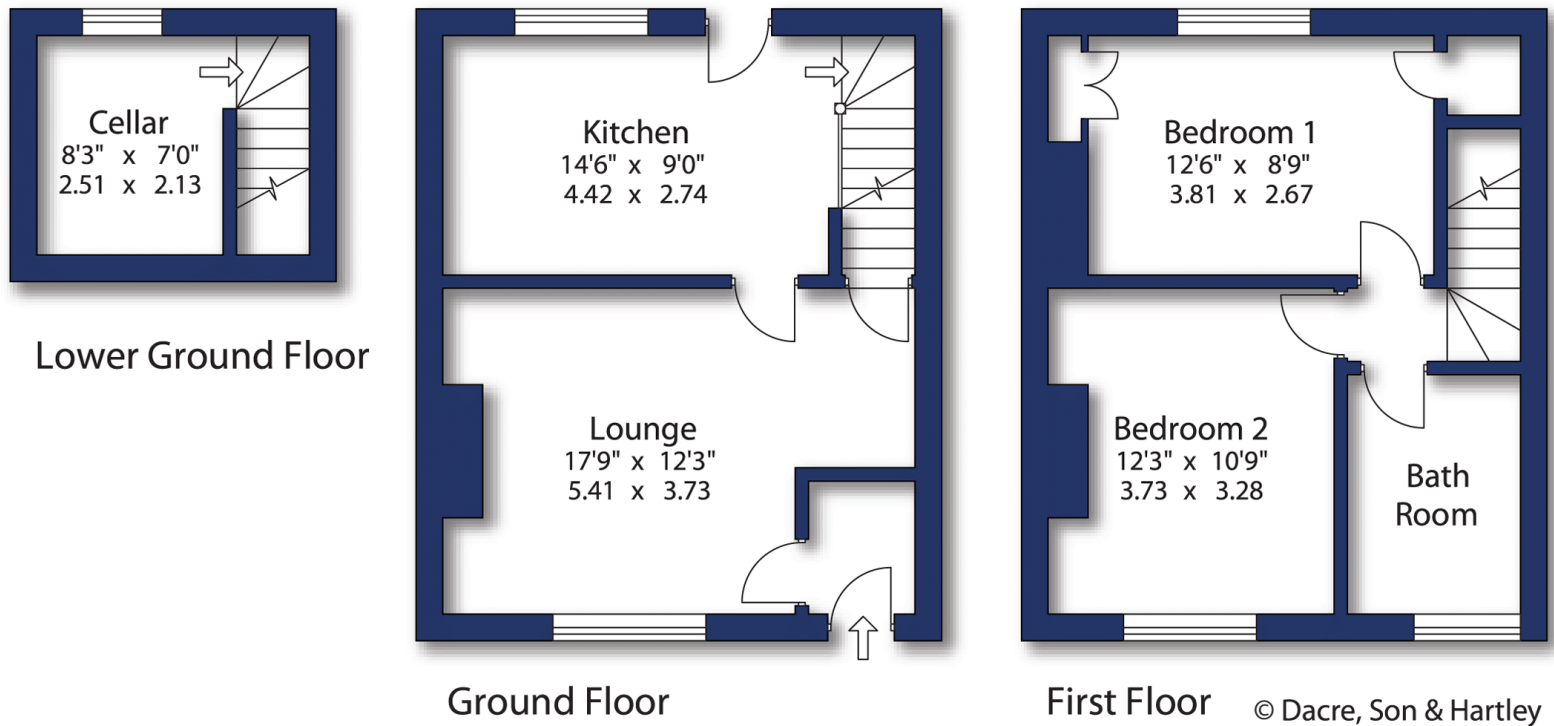
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Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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