

MARSH & MARSH PROPERTIES

32 Whitlam Street, Saltaire, Shipley, BD18 4PE

£200,000



****ATTENTION ALL FIRST TIME BUYERS, PROFESSIONAL COUPLES OR INVESTORS**** A charming TWO BEDROOM mid-terraced home brimming with character, ideally situated in the heart of Saltaire. Perfectly positioned within walking distance of local schools, Saltaire train station, and a range of amenities, this property offers both convenience and charm. In brief, the ground floor comprises a welcoming lounge and a kitchen with access to a useful basement, ideal for storage. To the first floor, a landing with a storage cupboard provides access to the loft, a double bedroom, a large single bedroom, and the house bathroom. Externally, to the rear of the property is an enclosed yard providing a private outdoor space. An internal inspection is strongly advised to fully appreciate the character and potential this delightful home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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LIVING ROOM 4.5 x 3.7m (14'9 x 12'1)



A charming lounge featuring a traditional front door, sash window and coving all adding character. The room is completed by a radiator

and an electric fire with storage built into the alcoves.

KITCHEN 3.6 x 2.2m (11'9 x 7'0)



A modern fitted kitchen including a sink with chrome mixer tap and splashback tiles. Appliances comprise a built-in oven, hob, and extractor fan, with plumbing for a washing machine and space for a tall fridge freezer. The combination boiler is neatly housed in a cupboard. Additional features include a UPVC window, traditional rear door leading to the garden, and wood-effect tiled flooring.

BASEMENT 1.6 x 2.1m (5'3 x 6'10)

A useful storage space fitted with power and light.

LANDING

Stairs lead up to the landing, which includes a useful storage cupboard and provides access to a boarded loft perfect for storage

BEDROOM ONE 3.2 x 3.7m (10'4 x 12'1)



A large double bedroom with a radiator and sash window.

BEDROOM TWO 2.7 x 2.2m (8'10 x 7'0)



A large single bedroom with a radiator and UPVC window.



BATHROOM



A well-presented three-piece bathroom suite comprising a bathtub with glass shower screen, tiled surround, and handheld shower above, pedestal sink with matching tiled splashback, and a low flush toilet. Finished with wood-effect tiled flooring, chrome towel radiator, extractor fan, and sash window.

EXTERNAL

To the rear of the property is a low-maintenance yard featuring AstroTurf and a patio seating area, with a gate providing access to the alleyway.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 60 sq. m / 641 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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