



**PORTFOLIO**  
from



william h brown

Tower Road, Saltaire, BD18 4BP

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*This property is truly one of a kind! Having being thoughtfully extended this four bedroom semi detached family home offers versatile accommodation with generous room sizes throughout. Located within Saltaire, the property is handily positioned in walking distance to appreciate Saltaire village.*



## Entrance Hall

A composite door leads into the entrance hallway providing access via a staircase to the first floor landing as well as doors leading into the living room, shower room, utility room and living kitchen. Central heating radiator and uPVC double glazed window.

## Living Room

15'3" x 12'3"

Located to the front elevation with a uPVC double glazed bay window and a central heating radiator.

## Utility Room

16'5" x 6'6"

A generous size versatile room fitted with a range of wall and base units and Belfast sink. This room has ample storage and offers excellent versatility. uPVC double glazed window, wooden flooring and a central heating radiator.

## Shower Room

A contemporary three piece suite, comprising of a walk in shower unit, low flush W.C and wash hand basin. Tiled walls and flooring with a central heating radiator.

## Living Dining Kitchen

26'3" x 25'6"



What a room! Having being well thought about this ground floor extension to the rear offers an impressive kitchen area, living and dining area with bi-fold doors leading out into the rear garden and finished to a high standard with quality fixtures and fittings. The kitchen has a range of wall and base units, complementary work tops, matching island with gas hob and eye level oven with grill. Integral dishwasher and fridge freezer. Wood flooring, spotlights to ceiling and central heating radiators.

## First Floor Landing

A light and airy landing with a uPVC double glazed

window providing natural light with access into three bedrooms and the bathroom. Staircase rises to the master bedroom.

## Bedroom Two

12'6" x 12'3"

uPVC double glazed window and central heating radiator.

## Bedroom Three

12'3" x 10'3"

uPVC double glazed window and central heating radiator.

## Bedroom Four



13'0" x 6'3"

uPVC double glazed window and central heating radiator.

### Bathroom

What a size family bathroom, this stylish four piece suite benefits from a free standing bath, low flush W.C, walk in glazed shower unit and a wash hand basin. Part tiled walls with matching floor tiles, uPVC double glazed frosted glass window and a heated chrome towel rail.

### Second Floor Bedroom One

17'0" x 15'0"

A light and airy bedroom with three velux windows and uPVC double glazed picture window overlooking the rear garden offering an excellent degree of privacy. Doors into the dressing room and en-suite shower room. Central heating radiator.

### Dressing Room

Another versatile room currently used as a dressing room with fitted rails, uPVC double glazed window and central heating radiator.

### En-Suite

A white three piece suite with tiled walls and matching floor tiles. Double walk in glazed shower unit, low flush W.C and a wash hand basin. uPVC double glazed frosted window and chrome heated towel rail.

### Exterior

Driveway parking to the front with a paved pathway, stone wall and shrubbery. The rear offers a superb level of privacy with an extensive rear lawn, pond, sitting area and vegetable plot.





# welcome to Tower Road, Saltaire, BD18 4BP

This property is truly one of a kind! Having being thoughtfully extended this four bedroom semi detached family home offers versatile accommodation with generous room sizes throughout. Located within Saltaire, the property is handily positioned in walking distance to appreciate Saltaire's village amenities. Having high quality fixtures & fittings throughout, this impressive property comprises: entrance hall, living room, ground floor shower room, utility room and an enviable living dining kitchen with bi-folding doors leading out into a stunning rear larger than the average enclosed garden with a superb level of privacy. Three first floor bedrooms and four piece bathroom with second floor master bedroom, dressing room and en-suite. Driveway parking to the front. Viewing really is highly recommended to appreciate this unique property.

## £450,000

- One of a kind extended semi detached
- Located in the highly regarded Saltaire Village
- Generous plot with delightful rear garden
- Impressive rear living room with bi-fold doors

Tenure: Freehold

EPC Rating: C



To find out more information or to arrange a viewing call

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