



**43 Whitlam Street, Saltaire, Shipley, BD18 4PE**  
**£180,000**

Offered with no chain, a beautifully presented Grade II listed property. Situated within the Unesco World Heritage Site of Saltaire, this character home lies close to the canal and Train Station with its excellent commuter links. Comprising of lounge, kitchen, two bedrooms and a house bathroom, the property boasts a wealth of period features complimented by gas central heating.





EPC RATING - D

COUNCIL TAX BAND - A

## GROUND FLOOR

### LOUNGE

Pleasant lounge with a sash window, central heating radiator and electric fire set within a stylish surround.

### KITCHEN

Modern fitted wall and base units to two sides with a contrasting work surface over incorporating a feature sink and mixer tap. Integrated electric oven, ceramic hob and extractor fan over. There is a door to the rear yard, laminate flooring and central heating radiator.

### CELLAR

Useful cellar area, ideal for storage options.

## FIRST FLOOR

### LANDING

Spacious landing which could accommodate a desk for home working.

### BEDROOM

Double bedroom to the front elevation. Central heating radiator.

### BEDROOM

A second bedroom, this one to the rear with a central heating radiator.

### BATHROOM

Fitted three piece bathroom suite in white with a central heating radiator and vinyl flooring.

### EXTERNAL

The rear yard is a real selling point for houses in Saltaire, this low maintenance area provides somewhere to sit and enjoy the sunshine. Also there is an external out-house for additional storage.

