

Ornella's Estates

PROUDLY INDEPENDENT



39 Maddocks Street

Saltaire, Shipley, BD18 3JL

Price £199,950



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INTRODUCTION

Nestled on the ever-popular Maddocks Street in the heart of Saltaire, this charming mid-terrace home is offered to the market with the added advantage of no onward chain. Surrounded by picturesque walks and local amenities, the property enjoys a highly desirable setting and will appeal to first-time buyers, investors, or those looking to downsize alike.

Very spacious throughout, the accommodation briefly comprises a delightful cottage-style garden to the front, welcoming entrance into a cosy and inviting family lounge, and a spacious dining kitchen ideal for both everyday living and entertaining. A particularly impressive feature is the substantial cellar, offering three versatile storage rooms with excellent potential for a variety of uses.

To the first floor, the landing provides access to a useful loft space, alongside two well-proportioned bedrooms and a house bathroom.

Externally, the property benefits from a low-maintenance rear garden, providing a lovely space to relax and enjoy the warmer months.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer. A fantastic opportunity not to be missed.

LOCATION

Located in the heart of the sought-after village of Saltaire, this property enjoys the perfect balance of charming village atmosphere and excellent local amenities. Renowned for its beautiful historic architecture and welcoming community, Saltaire offers an array of independent cafés, restaurants, traditional pubs, wine bars, and boutique shops, alongside well-known supermarkets and everyday conveniences close by in Shipley. The area is surrounded by picturesque countryside and canal-side walks, including

the stunning Roberts Park and scenic routes along the Leeds and Liverpool Canal, ideal for walking, cycling, and enjoying the outdoors. Families are well catered for with a selection of highly regarded schools nearby, while excellent transport links, including Saltaire and Shipley train stations, provide easy access to Leeds, Bradford, and beyond, making this a superb location for commuters and families alike.

HOW TO FIND THE PROPERTY

SAT NAV BD18 3JL

APPROACH

Set on a lovely quaint street with a row of terraces this property is a gem. Comprising.

SPACIOUS FAMILY LOUNGE

12'7" into recess x 11'0" (3.852 into recess x 3.362)

As you enter you immediately get how spacious this property is. Comprising Upvc double glazed door and windows to the front elevation,.., Coving to ceiling. Gas fire with marble back and base. Shelving. Double radiator.

DINING KITCHEN

10'10" chimney breast x 13'1" (3.321 chimney breast x 4.00)

Ready to put your own mark on. This spacious dining kitchen comprises Upvc double glazed windows to the rear elevation. Glass panelled door to the rear elevation. Wall and base unit with laminate worktops. Integral electric cooker and hob. Stainless steel sink one and a half bowl single drainer. Door to cellar. Radiator.

CELLAR

What a fantastic additional rooms comprising three separate storage rooms, points for washing machine and dryer.

FIRST FLOOR

LANDING AREA

Access to a very spacious loft area which is boarded out, velux window, pull down ladders, power and lights, Doors leading to:

BEDROOM.1.

12'8" into recess x 11'4" (3.864 into recess x 3.468)

A great double bedroom comprising Upvc double glazed window to the front elevation. Dado picture rail Double radiator.

BEDROOM.2.

13'1" x 7'3" (4.003 x 2.213)

Another great double bedroom comprising Upvc double glazed window to the rear elevation. Dado picture rail. Storage room. Double radiator.

HOUSE BATHROOM

7'5" x 4'11" (2.276 x 1.507)

Comprising Upvc double glazed window to the rear elevation. Bath with electric shower over. Low level w.c. Wash hand basin. Radiator. Part tiled walls.

OUTSIDE

FRONT AND REAR GARDENS

To the front of the property there is a little cottage garden. To the rear of the property there is a further garden, great for sitting out and enjoying a glass or two of wine.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

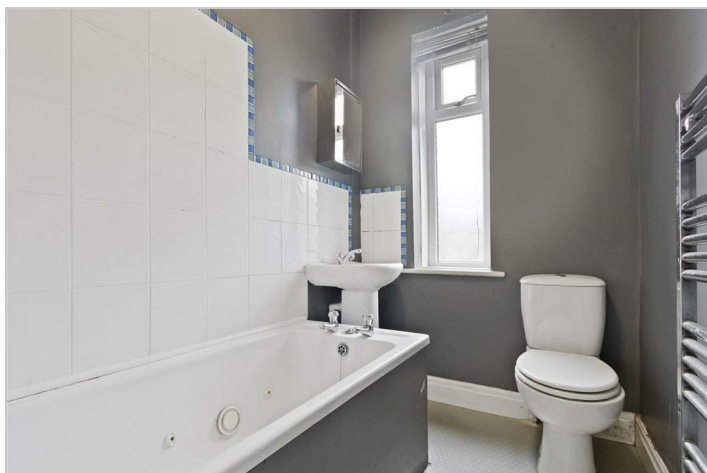
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



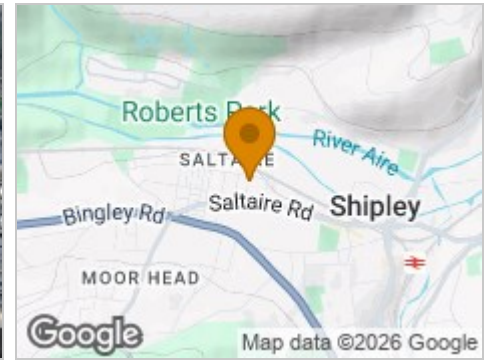
Road Map



Hybrid Map



Terrain Map



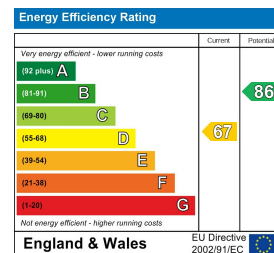
Floor Plan



Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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