

## Constance Street, Saltaire, BD18 4LX

- Three Bedrooms
- Centrally Located
- Grade II Listed
- Recent Renovations
- EPC Exempt
- World Heritage Site Terrace Home
- No Chain
- Oak Flooring to Ground Floor
- Well Positioned for Amenities
- Council Tax Band B

**Asking Price £245,000**

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HERE TO GET *you* THERE

# Constance Street, Saltaire, BD18 4LX

## DESCRIPTION

Centrally located in the Historic World Heritage site of Saltaire is a chain free three bedroom home, to which a viewing comes highly recommended.

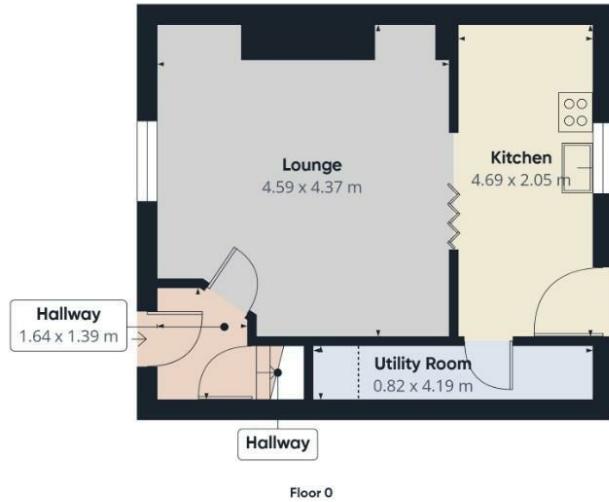
Providing an excellent opportunity for a variety of discerning purchasers this historic home should be viewed in order to be fully appreciated.

Comprising; entrance into lounge, and kitchen with cellar access to the ground floor, and three bedrooms, and the house bathroom to the first floor, externally is a secure yard to the rear.

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 rail services throughout the day. 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 9 miles from the village.







## Viewings

Please contact [shipley@hunters.com](mailto:shipley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Approximate total area<sup>(1)</sup>  
65.8 m<sup>2</sup>

Reduced headroom  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

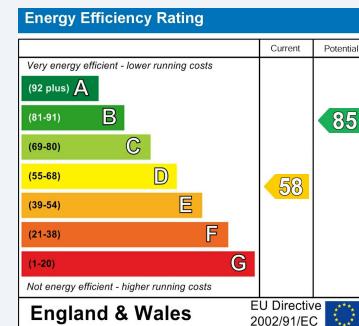
Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.