



## 25 Herbert Street, Saltaire, Shipley, West Yorkshire, BD18 4QH £810

ONE BEDROOM THROUGH-TERRACE to let, situated in the heart of the popular World Heritage Site of Saltaire with it's wide range of amenities, transport links and schools nearby.

The property has been modernised to an exceptional standard and is available either furnished or unfurnished. Comprising of a lounge, dining kitchen, one large double bedroom and splendid bathroom, there is a pleasant yard to the rear.



**COUNCIL TAX BAND - A**

**EPC RATING - D**

## **GROUND FLOOR**

### **LOUNGE**

A lovely lounge with an abundance of character features which blend seamlessly with modern home comforts.

### **KITCHEN**

Splendid fitted kitchen comprising of a range of wall and base units with a work surface over which extends to provide breakfast bar seating. Electric oven with hob and extractor over.

## **FIRST FLOOR**

### **BEDROOM**

Overlooking the front elevation, spacious with ample space for wardrobes and dressing.

### **BATHROOM**

A sumptuous bathroom comprising of a low flush w.c, hand wash basin and a free standing roll top bath. Storage cupboard and a heated towel rail.

### **YARD**

Two separate outbuildings for a storage and ample room to sit and enjoy the external space.

