Hamilton Bower
ESTATE AGENT

26 Baildon Road, Baildon, Shipley, West Yorkshire, BD17 6AE

£135,000

TWO DOUBLE BEDROOMSCOULD BE MADE INTO THREE***WELL PRESENTED***IDEAL FAMILY HOME***

HAMILTON BOWER are pleased to offer FOR sale this two double bedroom (formerly three bedrooms) end of terrace in a popular residential location. Early viewing is advised to fully appreciate all this property has to offer. Comprising of entrance, lounge, breakfast kitchen, two double first floor bedrooms and a house bathroom. Garden to the front and a split level garden to the rear. The property benefits from gas central heating and UPVC double glazing.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!!

The Property Ombudsman

01274 588 158 • sales@hamiltonbower.co.uk • hamiltonbower.co.uk
33 OTLEY ROAD, SHIPLEY, WEST YORKSHIRE, BD17 7DE

ENTRANCE
Gas central heating radiator.

LOUNGE
15'5" x 11'11" (4.7 x 3.64)
Spacious living area with an abundance of natural light from the front aspect window. Feature fire surround. Gas central heating radiator.

BREAKFAST KITCHEN
11'7" x 9'1" (3.55 x 2.77)
With a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Four ring gas hob and oven. Plumbing for an automatic washing machine. Breakfast bar. Gas central heating radiator.

FIRST FLOOR
Landing.

BEDROOM ONE
14'2" x 12'5" (4.34 x 3.8)
Large double (formerly 2 bedrooms) with two windows to the front elevation. Gas central heating radiator.

BEDROOM TWO
9'1" x 7'3" (2.79 x 2.213)
Double bedroom with a window to rear elevation. Gas central heating radiator.

BATHROOM
Three piece white suite with a P shaped bath, shower over, W.C and wash basin. Heated chrome towel rail.

EXTERNAL
Lawn to the front and a split level garden to the rear.