

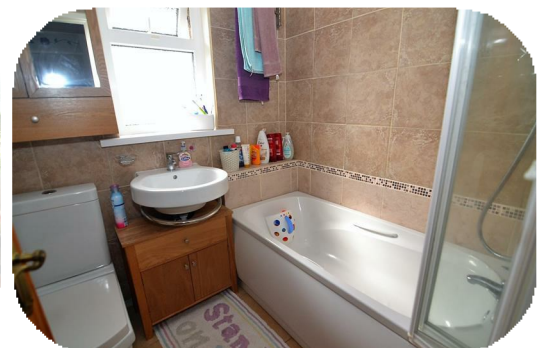


Derwent Avenue, Baildon,

£123,500

**** WELL PRESENTED ** TWO DOUBLE BEDROOMS ** GARDENS ****

Deceptively spacious two bedroom + occasional attic room mid townhouse which has been modernised by the current owners to present ready to move into accommodation. This well established home is situated within a popular residential area within close proximity to Titus Salt Grammar School, bus routes, train stations with excellent rail links to Leeds and Bradford and a range of other local amenities. Briefly comprising a vestibule, lounge, dining kitchen, two first floor bedrooms, house bathroom and a useful occasional attic room. To the outside there are gardens which consist of mainly lawn and patio areas.



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Vestibule

Radiator and a laminate wood floor.

Dining Kitchen

16'10 x 9 (5.13m x 2.74m)

Fitted wall and base units with complimentary work surfaces, sink unit, tiled splash and floor, plumbing for an automatic washing machine, range cooker, radiator, double glazed window x 2, pantry and a uPVC door leading to the rear garden.

Lounge

13'6 x 12'5 (4.11m x 3.78m)

Laminate wood floor, double glazed window and a radiator.

First Floor Landing

Bedroom One

11'2 x 10'5 (3.40m x 3.18m)

Radiator and a double glazed window.

Bedroom Two

13'8 x 10'5 (4.17m x 3.18m)

Radiator and a double glazed window.

House Bathroom

Modern three piece suite comprising of a panelled bath with mixer shower over, glass screen, low flush w/c, pedestal wash basin, tiled walls and floor, radiator and a double glazed window.

Occasional Attic Room

16'4 x 10'6 (4.98m x 3.20m)

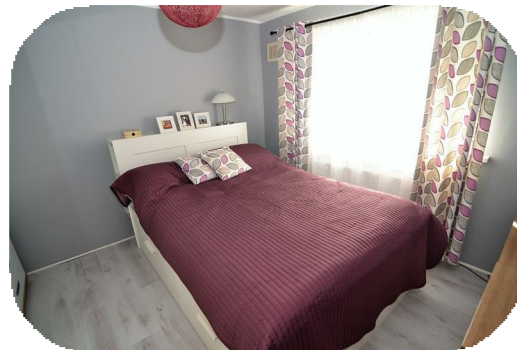
Accessed via the 2nd bedroom with a velux window and a radiator.

Exterior

To the outside there is an enclosed lawned and patio garden to the rear with a useful storage shed.

Directions

From the top of the High Street in Idle take the right onto Town Lane, at the junction at Thackley corner take the left onto Leeds Road, at the traffic lights at Shipley take the right onto Otley Road, after a third of a mile turn left onto Green Lane, left onto Coach Road, continue onto Higher Coach Road for half a mile, then turn left onto Gorse Avenue, right onto Glenwood Avenue and the property will shortly be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	88		91
	57		55

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