



12 Lower Holme, Baildon, Shipley, Yorkshire, BD17 7EY
Asking Price £125,000

****TWO BEDROOM** **FAMILY HOME** **RECENTLY REDUCED****

GUIDE PRICE (£125,000-£135,000)

HAMILTON BOWER are pleased to offer FOR SALE this recently modernised three bedroom terraced property, an ideal family home located in the popular residential area of Baildon with local schools, amenities and transport links located nearby. Early viewing is highly recommended to fully appreciate all this property has to offer. Briefly comprising - Living room, kitchen with dining area, garden to rear, cellar, two double bedrooms, an occasional room and a house bathroom.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

Living Room

13'9" x 15'1" (4.2m x 4.6m)



Well-sized with ample space for a two-piece suite as seen.

Kitchen / Diner

13'9" x 8'11" (4.2m x 2.74m)



Recently fitted modern kitchen with matching grey wall and base units, four-burner induction hob, oven/grill and sink with drainer.

Access to the cellar and rear garden.

Cellar

With plumbing and electric currently being utilised for utilities.

Garden



Paved with bin storage and access to rear street.

Bedroom 2

7'4" x 8'11" (2.26m x 2.74m)



Double bedroom alongside the house bathroom overlooking the rear elevation.

Bathroom

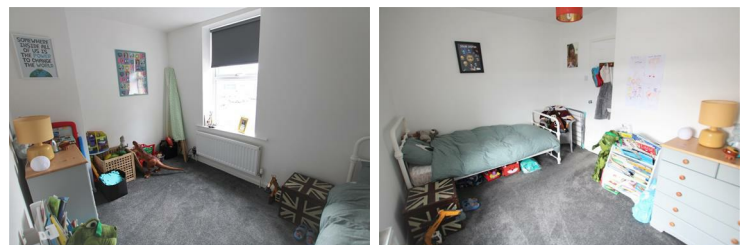
7'4" 5'10" (2.26m 1.8m)



Matching white three-piece suite - bath with overhead shower, WC & basin.

Bedroom 1

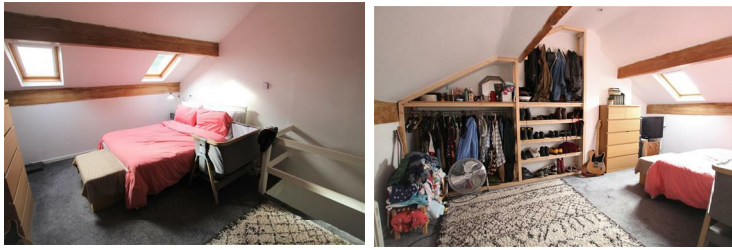
13'9" x 9'2" (4.2m x 2.8m)



Previous master bedroom, with space for wardrobes and dressing overlooking the front elevation.

Occasional Room

13'9" x 14'6" (4.2m x 4.44m)



Attic conversion with built-in wardrobes and two skylight windows.
Eaves storage both sides.

