



60 Baildon Road, Baildon, Shipley, West Yorkshire, BD17 6AG
Guide Price £115,000

****TWO BEDROOMS** **INVESTMENT OPPORTUNITY** **POPULAR RESIDENTIAL AREA****

GUIDE PRICE £115,000 - £125,000

HAMILTON BOWER are pleased to offer FOR SALE this two bedroom semi-detached bungalow, in need of some modernisation and located in the popular residential area of Baildon. Early viewing is highly recommended to fully appreciate all this property has to offer. Briefly comprising - Living room, master bedroom, house bathroom, kitchen with dining area, bedroom two, loft conversion with occasional room and gardens to side and rear.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

Living Room

10'11" x 16'2" (3.35m x 4.95m)



Spacious with far-reaching views over the neighbouring valley and with ample space for a two/three-piece suite.

Bedroom 1

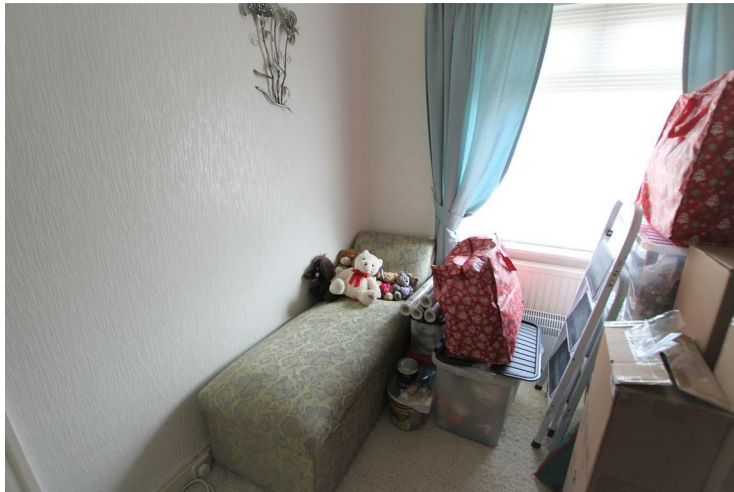
10'11" x 12'4" (3.35m x 3.77m)



Master bedroom overlooking the rear, with space for wardrobes and dressing.

Bedroom 2

8'1" x 9'5" (2.48m x 2.88m)



Second double bedroom, overlooking the front located alongside the house bathroom.

Bathroom

8'1" x 7'10" (2.48m x 2.4m)



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

Kitchen / Diner

12'3" x 14'5" (3.75m x 4.4m)



Open-plan kitchen with large dining area and access to the rear garden.

Kitchen includes - hob with oven & grill, sink with drainer and matching wall and base units.

Garden



Lawned garden to the side and a smaller paved area with a shed to the rear.

The property also has a small seating area to the front ideal for taking in the view.

Converted Loft

11'6" x 12'8" (3.52m x 3.88m)



Loft with occasional room and eaves storage both sides.

The room can be accessed via the loft ladder into the entrance hall.

