



## 2 Gorse Avenue, Baildon, Shipley, West Yorkshire, BD17 5SN £695

\*\*\*THREE BEDROOMS\*\*\*SEMI DETACHED\*\*\*FAMILY HOME\*\*\*CLOSE TO SALTS SCHOOL\*\*\*CLOSE TO ROBERTS PARK\*\*\*

HAMILTON BOWER are pleased to offer TO LET this well presented three bedroom family home close to Roberts park in Baildon. Early viewing is advised to fully appreciate the location and size of this home. Comprising of entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom. The property is central heating and double glazed.

TO VIEW CONTACT HAMILTON BOWER TODAY!!



## ENTRANCE

Spacious entrance with room for dining table/work station.

## LOUNGE

18'8 × 10'7 (5.69m × 3.23m)

With an abundance of natural light from both front and rear aspect windows. Gas central heating radiator.

## DINING KITCHEN

13'3 × 10'11 (4.04m × 3.33m)

With a range of fitted wall and base units with a contrasting work surface incorporating a sink unit. Window to rear aspect. Plumbing for an automatic washing machine.

## FIRST FLOOR

Landing.

## BEDROOM ONE

12'1 × 10'6 (3.68m × 3.20m)

Good size double bedroom with window to front elevation. Gas central heating radiator. Useful storage cupboard.

## BEDROOM TWO

10'5 × 10'2 (3.18m × 3.10m)

Window to front elevation. Gas central heating radiator.

## BEDROOM THREE

8'3 × 7'6 (2.51m × 2.29m)

Window to rear elevation. Gas central heating radiator.

## BATHROOM

Three piece suite with a bath, shower over, W.C and wash basin.

