



41 Bowland Avenue, Baildon, Shipley, West Yorkshire BD17 5SA

- Well presented and appointed two bedroom end of terrace townhouse
- Gas central heating system and double glazing
- Loveley poistion with open area of grassland and aspect towards the River Aire and Hirst Weir
- Pleasant garden to the the front side and rear
- Good range oif modern fixtures and fittings and modern decor
- Offered with no onward chain.

£185,000 Freehold



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DESCRIPTION

Early viewing is essential to fully appreciate this beautifully presented end of terrace town house that is situated in this sought after location.

Situated in a pleasant position adjoining open grassland to the front and views of the River Aire and its weir at Hirst Wood, its ideally located for access via foot to Saltaire Village including Roberts Park, Salts Mill and its Railway Station, The Leeds and Liverpool Canal and wood land walks are also nearby so its of certain interest for people who enjoy walks or out door pursuits.

The property provides well-proportioned accommodation and includes a gas fired central heating system and uPVC double-glazing. Comprising in brief:- Entrance Hall, good sized living room, fitted dining kitchen, with a range of wall and base units, side lobby with storage. To the first floor are are double bedrooms and bathroom with modern three piece white suite. A space saving staircase from the landing leads to a very useful boarded storage loft.

Externally the property has a pleasant garden garden areas to the three sides, with lawn, shrub beds, paved patio area, gravelled area and vegetable beds.

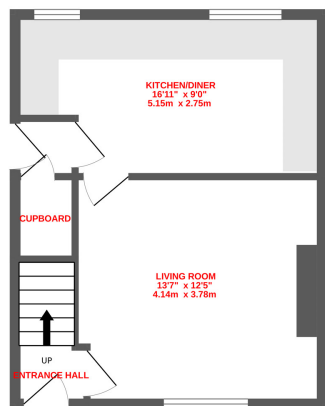
Also handily placed within a reasonable walking distance of Saltaire Village with its excellent range of amenities and transport links. Saltaire Railway Station provides regular and direct access to the larger business centres of Leeds and Bradford. Nearby Shipley Town Centre and Baildon Village offer further amenities including shops, supermarkets and leisure facilities. For those who like walks and pleasant scenery, the property is positioned close to the River Aire, Leeds to Liverpool Canal and Shipley Glen and areas of woodland.

We would urge an early enquiry and viewing appointment. Offered with no upward chain

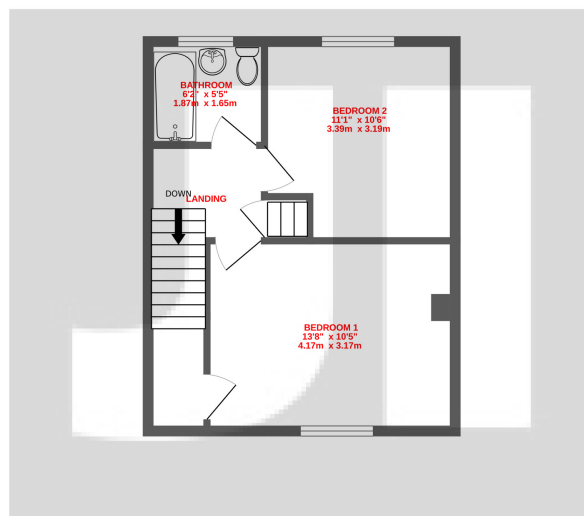




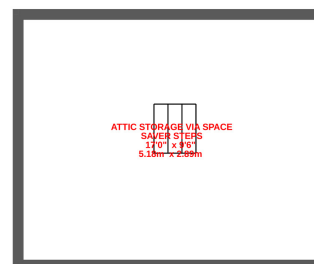
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.

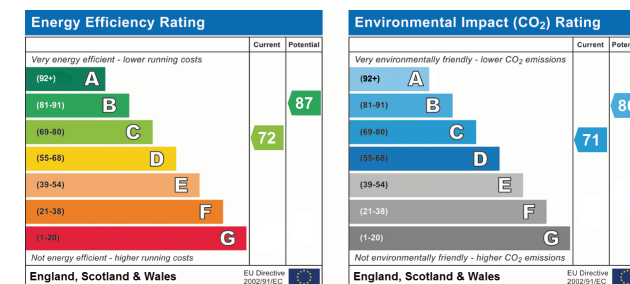


TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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