

FOR SALE

£285,000 Freehold



2 Somerset Avenue, Baildon, Shipley, West Yorkshire. BD17 5LS

- 3 Bedroom Semi - 2 Reception Rooms
- Gas Central Heating - Double Glazing - Intruder Alarm
- Downstairs W.C - Side Porch
- Corner Plot with Driveway - Garage with Workshop



PROPERTY DESCRIPTION

Well presented 3 bedroom semi detached situated in a great location at the top of Hope Lane in Baildon. Owned by the same owners since the 1970's, this has been a well loved family home and now in need of some modernisation.

The property benefits from an intruder alarm, double glazing and a modern boiler installed in 2022, which has been serviced annually. Briefly comprises; entrance hall, spacious lounge, dining room, kitchen, side porch and downstairs w.c. Three bedrooms, bathroom and separate w.c. to the first floor. Outside, the property occupies a corner plot and there are gardens to the front, side and rear with driveway and garage having a work shop area.

Council tax band D. Viewing highly recommended.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 3 mbps, Superfast 42 mbps, ultra fast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from three of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Hall

Double glazed entrance door having feature stained glass. Double glazed windows to the front and side. Radiator and stairs to the first floor. Under stairs cupboard.

Lounge

Double glazed bay window to the front, radiator and television point. Fitted gas fire and wall light points.

Dining Room

Double glazed window and patio doors out onto rear enclosed balcony. Radiator.

Kitchen

Range of base and wall cupboards. Stainless steel sink unit. Gas and electric cooker point. Plumbing for washing machine and dishwasher. Radiator and part glazed door to the side. Double glazed window to the rear with views across. Worcester gas boiler. Pantry with window to the side, electric fuse box and electric meter.

Side Porch

Double glazed windows to the side and rear. Part glazed door into garden. Tiled floor. Power and light.

Downstairs W.C.

2 piece coloured suite comprising of corner sink unit and low level w.c. Double glazed window to the rear, radiator and tiled floor.

First Floor

Landing

Double glazed window to the side with views across the valley. Fitted cupboard.

Bedroom 1

Double glazed bay window to the front and radiator.

Bedroom 2

Double glazed window to the rear with views down across Baildon and beyond. Radiator, fitted cupboard and access to the loft space.

Bedroom 3

Double glazed window to the side with views across the valley. Radiator and telephone point.

Bathroom

2 piece suite in white comprising of cast iron bath and pedestal wash hand basin. Part tiled walls, radiator and double glazed window to the rear.

Separate W.C.

Double glazed window to the rear and low level w.c.

Outside

Gardens

Corner plot having lawned areas to the front, side and rear. Tarmac drive for one vehicle leading to the single garage. Mature planting. Stone, hedge and fence boundaries. Flagged area to the side.

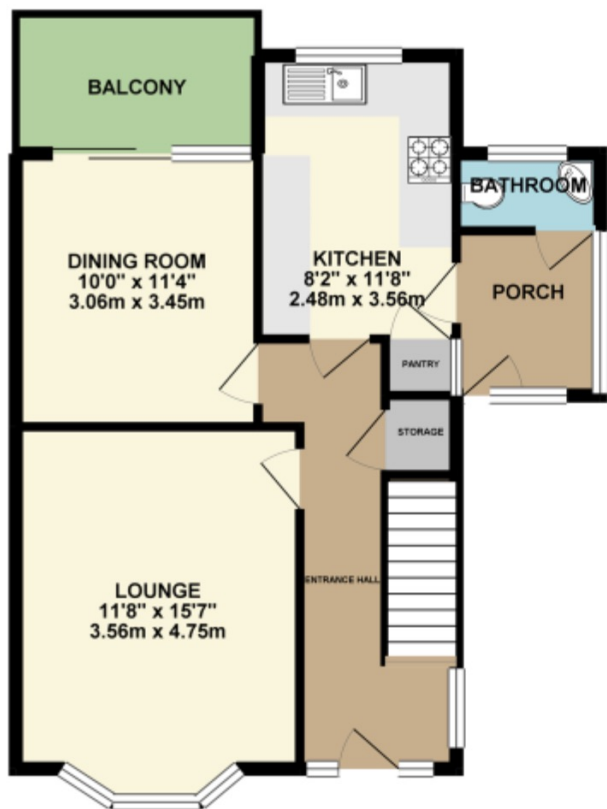
Garage

Single garage having an up and over door. Power and light. Windows to the side and rear. Personal access door to the rear. Workshop area.

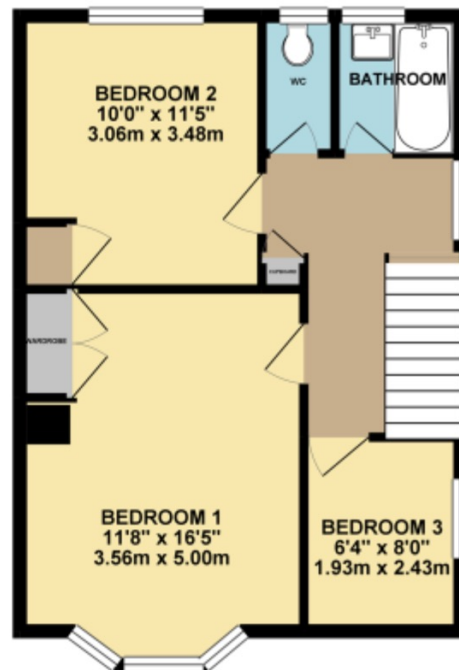


FLOORPLAN

GROUND FLOOR 566.51 sq. ft.
(52.63 sq. m.)



1ST FLOOR 473.08 sq. ft.
(43.95 sq. m.)



TOTAL FLOOR AREA : 1039.59 sq. ft. (96.58 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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