



21 Derwent Avenue, Baildon, Shipley. BD17 5RY

- THREE BEDROOM, MID-TERRACED HOUSE
- GAS C.H., UPVC DOUBLE GLAZING THROUGHOUT
- FITTED KITCHEN, BATH WITH SHOWER ATTACHMENT
- SMALL GARDEN TO FRONT, ENCLOSED REAR GARDEN
- PRICED TO REFLECT PROPERTY IN NEED OF SOME MODERNISATION
- FOR SALE:£115,000 Council Tax Band 'A' Bradford



PROPERTY DESCRIPTION

A THREE BEDROOM, MID-TERRACE property, conveniently located in Lower Baildon, only a short walk from Roberts Park, Saltaire, and enjoying views over the River Aire. Although in need of some modernisation, and priced accordingly, the property does benefit from GAS C.H., and UPVc Double Glazing.

Agents note:- The property has not been lived in since 2019



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

UPVc entrance door to vestibule with radiator

Lounge

4.12m x 3.95m (13' 6" x 13' 0") MAX. Fireplace with high wood surround, and radiator.

Dining Kitchen

3.79m x 3.00m (12' 5" x 9' 10") approx. Fitted base and wall units, roll edged laminate worktops, inset sink and drainer. IDEAL combination boiler, radiator. UPVc rear door to garden area.

Staircase

with handrails to the landing area, useful storage cupboard.

First Floor

Bedroom 1

3.86m x 3.18m (12' 8" x 10' 5") DOUBLE bedroom to the rear of the property, with radiator.

Bedroom 2

3.14m x 2.21m (10' 4" x 7' 3") (approx) SINGLE bedroom to the front of the property, with radiator.

Bedroom 3

2.82m x 2.26m (9' 3" x 7' 5") MAX. Further SINGLE bedroom to the front, built in storage cupboard.

Bathroom

panelled bath, mixer tap with shower attachment, pedestal hand basin, low level w.c.

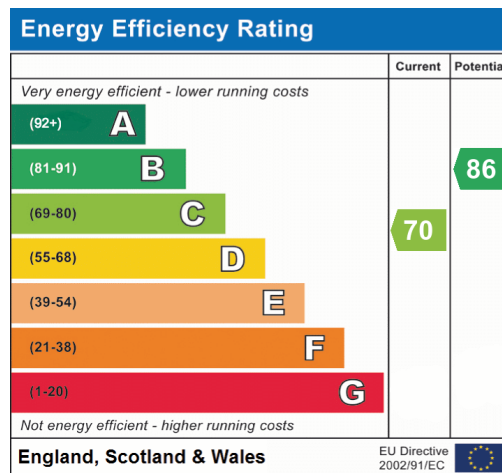
Outside

Gardens

enclosed rear garden and small garden to the front with hedges.



EPC



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