



## 13 Troutbeck Avenue, Baildon, Shipley, West Yorkshire BD17 5RT

- Two bedroom inner terraced property
- gas central heating system and double glazing
- Popular and convenient locality close to amenities
- Garden areas front and rear, along with useful external storage
- Offered with no upward chain and priced to attract a early sale
- Would suit a first time buyer or buy-to-let investor

**£115,000**





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### DESCRIPTION

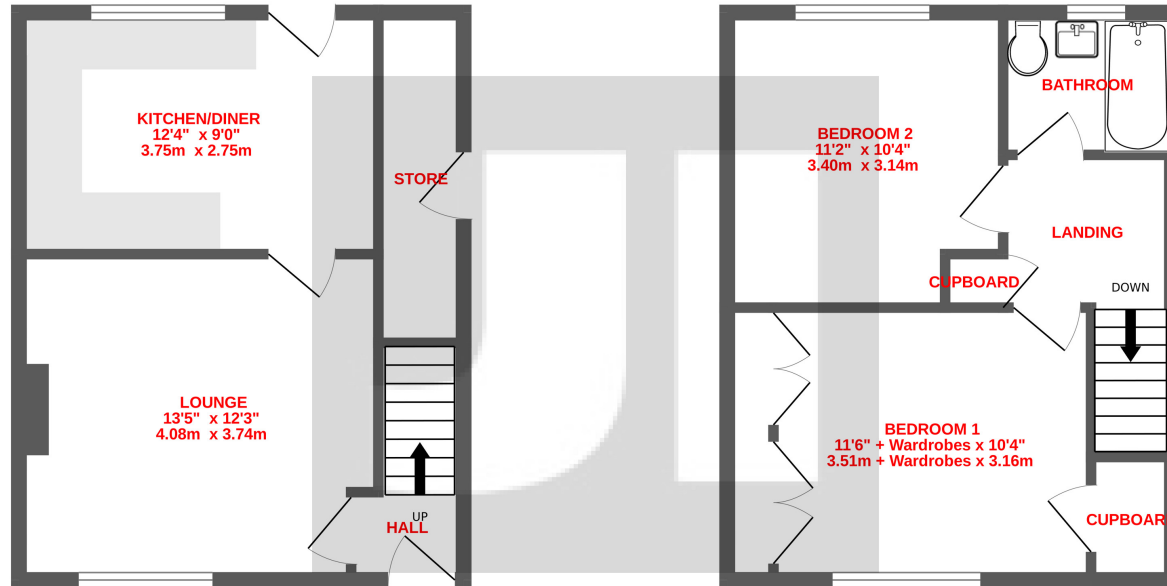
Offered for sale with no onward chain is this two bedroom inner terraced house, situated within this popular and convenient locality in reach of transport links and in close proximity to both Baildon and Saltaire Village.

The property offers a gas fired central heating system and Upvc double glazing. Requiring some general decorative improvement it is priced to attract a early sale and viewing is fully recommended.

The accommodation comprises in brief:- Entrance hall, living room, dining kitchen, two first floor bedrooms and bathroom. Externally there are garden areas to the front and rear and useful external store.

Nearby Baildon is a popular village which offers a wide variety of amenities including shops, restaurants, recreational facilities including a golf course, rugby, cricket, football grounds and schools for all ages. Baildon has a rural location with moorland countryside close by and yet has the convenience of daily commuter travelling by rail to Leeds and Bradford business centres. Saltaire which is an approximate 15 minute pleasant walk offers further amenities and leisure facilities, including the iconic Salts Mill and Roberts Park. The Railways station provides regular and direct access to both Leeds and Bradford





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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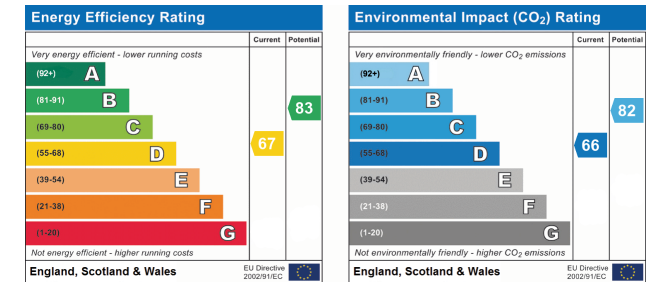
info@jiestates.co.uk

### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

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.