

FOR SALE

£175,000 Freehold



26 Denby Drive, Baildon, ShIPLEY, West Yorkshire. BD17 7PQ

- 3 Bedroom Semi - UPVC Double Glazing
- Lounge - Dining Kitchen
- Off Road Parking - No Seller Chain
- Landscaped Rear Garden



PROPERTY DESCRIPTION

Good sized 3 bedroom semi, set in a popular location in Baildon. Ideally placed for bus links and the well regarded Baildon Glen Primary and Titus Salt Secondary schools. Robert's Park, World Heritage Site of Saltaire village and Saltaire Train Station are all approx. 1 mile away.

The property does require some modernisation and briefly comprises; entrance hall, lounge and dining kitchen to the ground floor. 2 double bedrooms, single bedroom and family bathroom to the first floor. There is the potential to develop the attic space into further living accommodation, subject to the necessary planning consents. Outside, there is a lawned area to the front with hardstanding for 1 vehicle and enclosed landscaped garden to the rear.

Offered with no Seller chain. Council tax band A. Internal viewing is essential to appreciate the size of the accommodation on offer.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 4 mbps, Superfast 38 mbps & Ultrafast 1800 . Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four 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

Part glazed entrance door to the front. Stairs to the first floor with under stairs cupboard.

Lounge

Double glazed patio doors to the rear. Fitted gas fire set on a brick fireplace. Television point.

Dining Kitchen

Range of base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Part tiled walls and electric wall heater. Plumbing for washing machine and space for tumble dryer. Electric oven and gas hob. Double glazed windows to the side and rear. Double glazed stable door to the side. Pantry having a double glazed window and housing electric fuse box and electric meter.

First Floor

Landing

Double glazed window to the front. Fitted cupboard housing hot water cylinder. Access to the loft space.

Bedroom 1

Double glazed window to the rear. Built in wardrobe and fitted mirrored wardrobes.

Bedroom 2

Double glazed windows to the rear and side.

Bedroom 3

Double glazed window to the front.

Bathroom

3 piece suite in white comprising of wood panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle having an electric shower over. Fully tiled walls and double glazed windows to the side.

Outside

Gardens

Lawned area to the front having hedge and fence boundaries. Mature planting of trees and shrubs. Hardstanding for 1 vehicle. Wrought iron gate to the side.

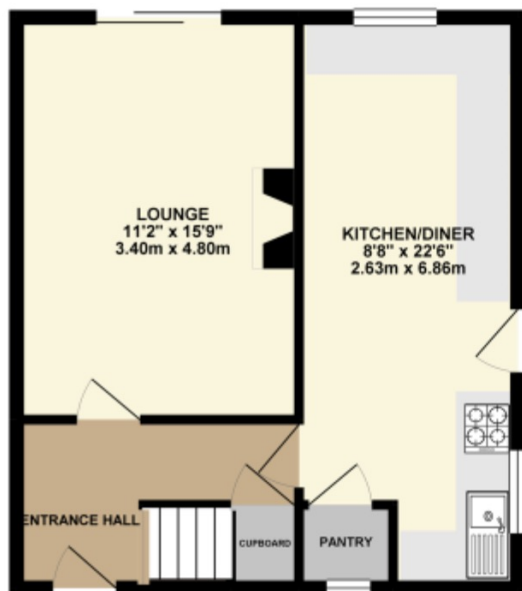
Enclosed landscaped rear garden having patio areas and paved walkways. Artificial lawn, pergola and shale area. Fence boundaries. Mature planting of trees and shrubs.

Outbuilding providing a useful storage area.

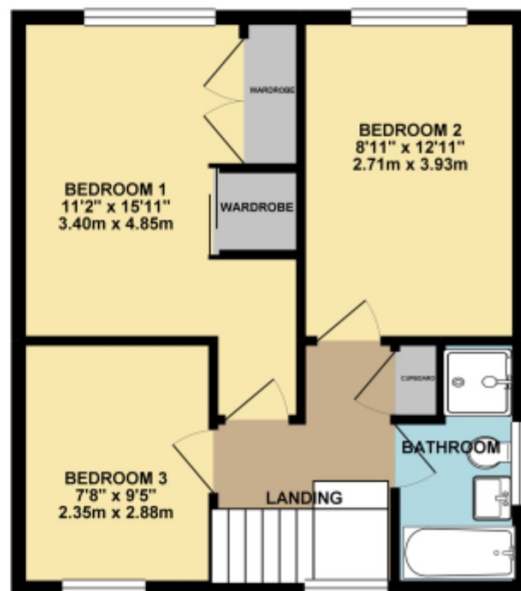


FLOORPLAN

GROUND FLOOR 447.14 sq. ft.
(41.54 sq. m.)



1ST FLOOR 447.14 sq. ft.
(41.54 sq. m.)



TOTAL FLOOR AREA : 894.28 sq. ft. (83.08 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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