



10 Fairfield Court, Baildon, Shipley. BD17 6SQ

- NEWLY REFURBISHED, DETACHED HOUSE, 12 MONTH MINIMUM LET
- POPULAR RESIDENTIAL LOCATION, CLOSE TO RAILWAY STATION
- ALL NEW KITCHEN, BATHROOM, & DECOR THROUGHOUT
- THREE DOUBLE BEDROOMS PLUS SINGLE BED. /STUDY
- GAS C.H., GARDEN TO FRONT PATIO TO REAR
- DRIVEWAY & GARAGE, SORRY NO PETS, BOND £1550, Council Tax Band 'E' Bradford



PROPERTY DESCRIPTION

A NEWLY REFURBISHED, DETACHED property in a very popular residential location only a short distance from the railway station. ALL NEW KITCHEN, BATHROOM, and DECOR throughout. THREE DOUBLE BEDROOMS, and an additional SINGLE/STUDY. Garden area to the front , Patio to rear, DRIVEWAY and GARAGE. GAS C.H. Sorry NO PETS. TWELVE MONTH MINIMUM LET



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Grey laminate flooring, radiator and door to:-

Downstairs Cloakroom

Tiled cloakroom with low level w.c., hand basin in storage unit, recessed spotlights.

Lounge

Laminate flooring, radiator, bay window overlooking the garden area, double doors to :-

Dining Room

laminate flooring continues, radiator, patio doors to rear garden area.

Dining Kitchen

ALL NEW base and wall units, complementary worktops with sink and drainer unit. Built-in electric oven, ceramic hob with extractor hood above. Also with built in washing machine and dishwasher. Recessed spotlights, laminate flooring and radiator.

Staircase

curved staircase with handrail to landing area. Cupboard housing the Worcester combination boiler.

First Floor

Bedroom 1

DOUBLE bedroom with fitted wardrobes and radiator.

Bedroom 2

further DOUBLE bedroom to the rear with radiator.

Bedroom 3

a smaller DOUBLE bedroom with radiator.

Bedroom 4 / Study

a SINGLE bedroom or study with built in shelving and radiator.

Bathroom

ALL NEW-panelled bath with mains powered twin headed shower and chrome mixer tap. Curved glass screen. Handbasin in drawer unit, low level w.c., towel radiator, recessed spotlights.

Outside

Garden

lawned garden area to the front, patio to the rear.

NB- There is an additional shared grass area.

Garage

Driveway to the rear to single garage.



EPC

