

FOR SALE

£278,500 Freehold



26 Heaton Drive, Baildon, Shipley, West Yorkshire. BD17 5PH

- Semi Detached Bungalow - 2 Bedrooms
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Spacious Lounge/Diner - Modern Kitchen
- Shower Room - Driveway & Garage
- Gardens Front & Rear



PROPERTY DESCRIPTION

Well presented semi detached bungalow in a well regarded area of Baildon. Those that love the outdoors will appreciate the proximity to the stunning Baildon Moor and scenic walking trails.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance vestibule leading into the hallway, spacious lounge/diner, modern breakfast kitchen, two double bedrooms both having ample storage and shower room. Outside, there is a driveway for one vehicle leading to the single garage and gardens to the front and rear.

Internal viewing is essential to appreciate. Council tax band C.

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 1 mbps, Superfast 43 mbps & Ultrafast 1800 mbs. Satellite & Cable TV Availability is through BT & Sky. 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 Vestibule

Double glazed entrance door to the side. Radiator. Two steps up into hallway where there is access to the mainly boarded loft space via pull down ladder.

Lounge/Diner

Double glazed window to the front and radiator. Television point, fitted shelves, laminate floor and down lighters. Living flame gas fire Set on an Italian marble hearth and surround.

Kitchen/Diner

Range of modern light grey base and wall units having a complementary work surface over. 1 1/2 bowl sink unit with mixer tap. Electric oven, gas hob with extractor hood over. Plumbing for washing machine. Baxi gas boiler which is serviced annually. Integral fridge. Tiled floor and part tiled walls. Double glazed window to the front, radiator and under cupboard lighting. Down lighters.

Bedroom 1

Double glazed window to the rear, radiator and laminate floor. Fitted wardrobes, cupboards and drawers. Radiator and laminate floor.

Bedroom 2

Double glazed window to the rear, radiator and laminate floor. Fitted wardrobes.

Shower Room

2 piece suite in white comprising of vanity sink unit and back to wall pan w.c, set within a high gloss white unit. Step in shower cubicle with mains shower. Fully tiled walls, tiled floor and radiator. Double glazed window to the side.

Outside

Gardens

Tarmac driveway for 1 vehicle to the the front leading to the garage. Lawned area to the front with pebbled area. Hedge and fence boundaries.

Patio area and outside tap to the side.

Mainly laid to lawn rear garden having fence boundaries. Paved area and paved walkways.

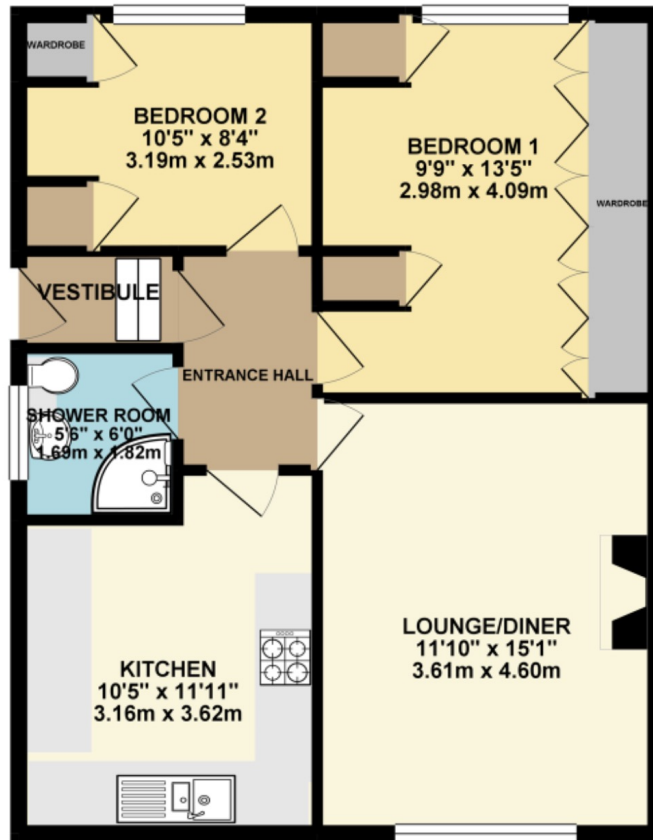
Garage

Single garage having an up and over door. Double glaze window and personal access door.

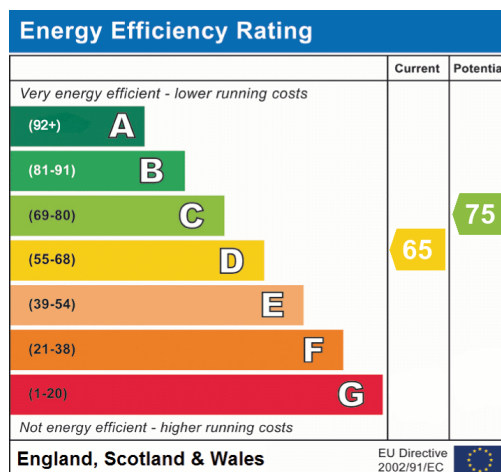


FLOORPLAN & EPC

GROUND FLOOR



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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