

FOR SALE

£279,950 Freehold



6 Oakfield Drive, Baildon, Shipley, West Yorkshire. BD17 6AW

- 2 Bedroom Semi with Attic Room
- Gas Central Heating - Double Glazing
- Modern Fixtures & Fittings Throughout - No Seller Chain
- Lounge - Open Plan Dining Kitchen with Sitting & Utility Area
- Private Gardens - Off Road Parking
- Planned over 3 Floors



PROPERTY DESCRIPTION

Beautifully presented semi detached property, situated just off Woodcot Avenue in Baildon. The property has been meticulously updated and benefits from all modern conveniences such as double glazing, gas central heating, modern kitchen and shower room.

Originally built as a bungalow, the property now is much more than meets the eye. Planned over 3 floors and briefly comprises; entrance porch, entrance hall, spacious lounge with bay window, two bedrooms and shower room to the ground floor level. Useful attic room with views across towards Wrose. There is a spacious lower ground floor level which provides a kitchen, dining, utility and sitting area with doors out into the private rear garden.

Internal viewing is the only way to appreciate the size and quality of the property on offer. Council tax band C.



ROOM DESCRIPTIONS

Entrance Porch

Double glazed windows and doors to the front and rear. Stone floor. Electric wall heater.

Entrance Hall

Double glazed entrance door and window to the side. Radiator and laminate floor. Stairs down to lower ground floor and stairs up to attic room.

Lounge

Double glazed bay window to the front. Radiator and laminate floor. Cast iron gas stove set on a tiled hearth.

Bedroom 1

Double glazed window to the rear, radiator and under stairs wardrobe.

Bedroom 2

Double glazed window to the front, radiator, laminate floor and fitted shelf.

Shower Room

2 piece modern suite in white comprising of vanity sink unit and low level w.c. Walk in shower. Part tiled walls, feature radiator with towel rail. Laminate floor, down lighters and double glazed window to the rear.

Attic Room

Good sized room. Double glazed dormer window and radiator.

Lower Ground Floor

Open Plan Kitchen Diner with Sitting Area

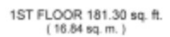
Range of cream shaker style base and wall units having a complementary wood effect work surface over. Stainless steel sink unit with mixer tap. Built in dishwasher, microwave and fridge and freezer. Electric oven and electric hob with extractor hood over. Under cupboard lighting. Radiator. Double glazed double doors and windows to the rear. Further double glazed single door and window out into the garden. Cellar providing storage and houses gas boiler plus gas and electric meters.

Outside

Gardens

To the front, there is a driveway with double gates. Fence, hedge and stone boundaries. Patio area with mature planting. Pond and outside tap. Enclosed flagged rear garden with artificial lawn area. Raised beds having mature planting. Fence and stone boundaries. Pond and outside tap.





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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive
2002/91/EC

saltaire@kmmaxfield.com