

FOR SALE

£249,950 Freehold



# 14 Hinchliffe Avenue, Baildon, Shipley, West Yorkshire. BD17 6QY

- 3 Bedroom Semi Detached
- Gas Central Heating - UPVC Double Glazing
- Lounge - Dining Room - Kitchen
- Driveway - Gardens - No Seller Chain



## PROPERTY DESCRIPTION

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Well presented semi detached house in a well regarded area of Baildon. Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout. Briefly comprising; entrance, lounge, dining room and kitchen to the ground floor. Three bedrooms and bathroom to the first. Outside, the property occupies a wider than average plot having driveway and gardens front and rear. Offered with no Seller chain, therefore a quick completion can be achieved if necessary.



## ROOM DESCRIPTIONS

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### Entrance Hall

Double glazed entrance door and windows to the side. Stairs to the first floor.

### Lounge

Double glazed bay window to the front. Radiator, coved ceiling and delph rack. Living flame gas fire set on a marble hearth and having a complementary surround. Television point.

### Dining Room

Double glazed bay window to the side. Radiator, picture rail and wall light point. Large under stairs cupboard.

### Kitchen

Range of oak style base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven, gas hob and extractor hood. Part tiled walls and plumbing for washing machine. Double glazed window and door to the rear. Gas boiler which is serviced annually.

### First Floor

#### Landing

Radiator and built in cupboards.

#### Bedroom 1

Double glazed bay window to the front having feature stained glass. Radiator and fitted wardrobes.

#### Bedroom 2

Double glazed window to the side and radiator. Access to the boarded loft space via pull down ladder. Storage cupboard over the stairs.

#### Bedroom 3

Double glazed window to the side and radiator.

#### Bathroom

3 piece suite in white comprising of panelled bath having a main shower over, pedestal wash hand basin and low level w.c. Double glazed window to the rear, chrome heated towel rail and part tiled walls. Down lighters. Mirrored cabinet and shaver point.

### Outside

#### Gardens

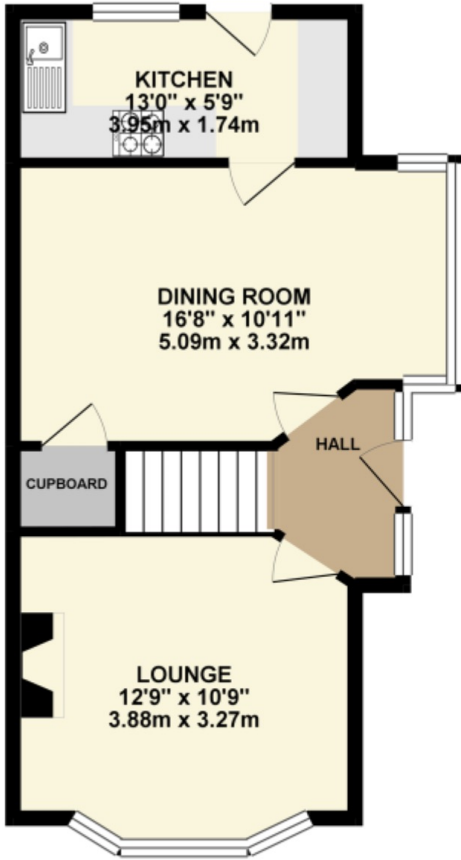
To the front, there is a pebbled area with pond having fence and stone boundaries. Driveway. To the rear, there is a mainly laid to lawn rear garden which has a decked area. Hedge and fence boundaries. Outside tap and garden shed.



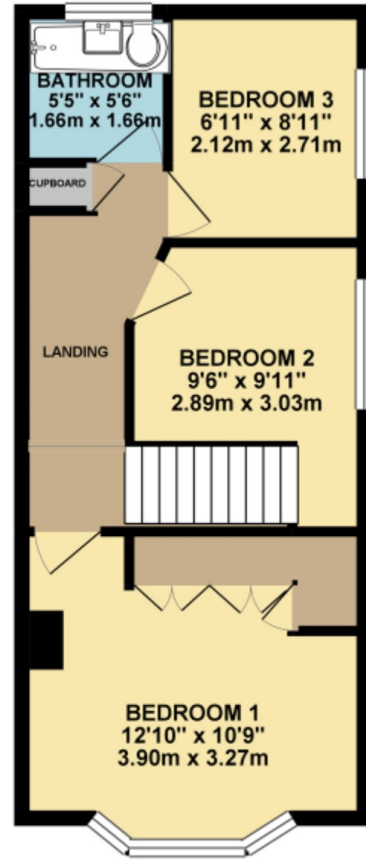
# FLOORPLAN



GROUND FLOOR 449.69 sq. ft.  
( 41.78 sq. m. )



1ST FLOOR 402.85 sq. ft.  
( 37.43 sq. m. )



TOTAL FLOOR AREA : 852.54 sq. ft. ( 79.20 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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