

FOR SALE

£225,000 Freehold



39 Richard Whiteley Drive, Baildon, Shipley, West Yorkshire. BD17 5AZ

- Modern End Townhouse - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Downstairs W.C - Lounge - Kitchen/Diner
- Driveway - Gardens



PROPERTY DESCRIPTION

Built in 2018, is this well presented end townhouse occupying an attractive plot near the end of a cul-de-sac, overlooking woodland.

The property benefits from modern fixtures and fittings throughout. Briefly comprises; entrance, lounge, dining kitchen and downstairs w.c to the ground floor. Two double bedrooms and bathroom to the first floor. Outside, there is a driveway to the side, pebbled area to the front and enclosed paved rear garden.

Internal viewing is essential to appreciate the property on offer. Council tax band B. Ideal for First Time Buyers.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 8 mbps, Superfast 49 mbps, Ultrafast 1800 mbps. 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

Entrance door to the front, radiator and stairs to the first floor.

Lounge

Double glazed window to the front, radiator and television point.

Kitchen/Diner

Range of white high gloss base and wall units having a complementary wooden work surface over. Stainless steel 1 1/2 bowl sink unit with mixer tap. Electric oven, electric hob and chimney style extractor hood over. Plumbing for washing machine. Integral fridge and freezer. Ideal logic gas boiler.

Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Chrome heated towel rail and tiled splash back,

Rear Lobby

Double glazed door out into rear garden.

First Floor

Landing

Access to the loft space.

Double Bedroom 1

Double glazed windows to the front, radiator and cupboard over the stairs.

Double Bedroom 2

Double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over and fitted shower screen, pedestal wash hand basin and low level w.c. Chrome heated towel rail, shaver point, fully tiled walls and double glazed window to the rear.

Outside

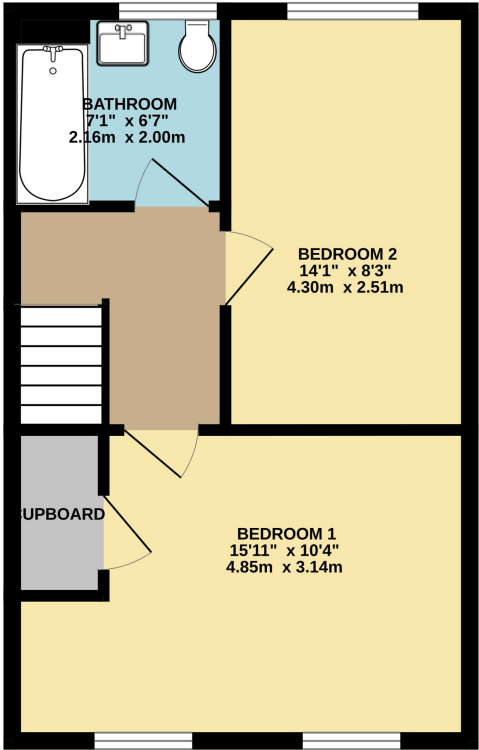
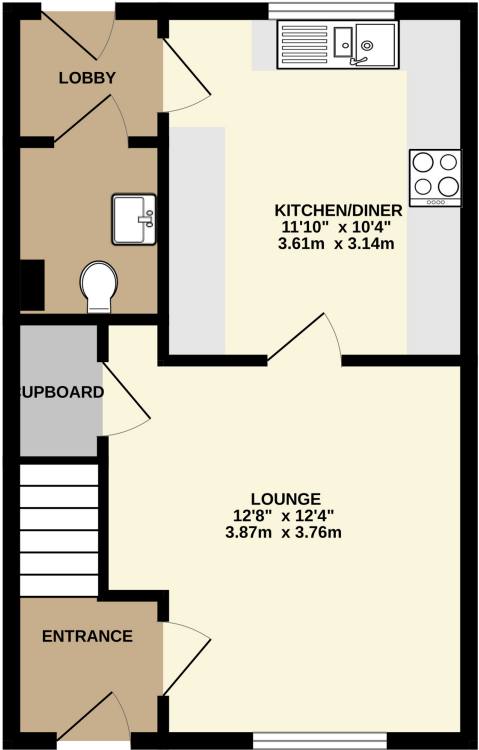
Gardens

Driveway to the side for two vehicles. Pebbled front garden.

Enclosed paved rear garden having a gated access and fence boundaries. Shed. (One shed will remain, the large one will be taken.)



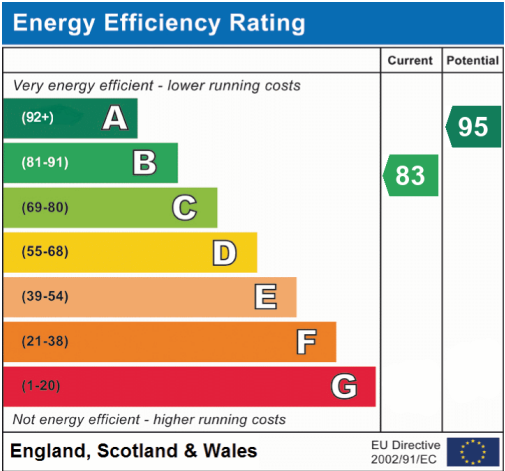
FLOORPLAN & EPC



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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