

FOR SALE

£155,000 Freehold



5 Adelaide Rise, Baildon, ShIPLEY, West Yorkshire. BD17 7HQ

- 2 Bedroom Mid Townhouse
- Gas Central Heating - UPVC Double Glazing
- Lounge - Kitchen/Diner
- Gardens - Allocated Parking Space



PROPERTY DESCRIPTION

Well presented mid townhouse situated in a popular part of Baildon, off Otley Road.

The property has been modernised with UPVC double glazing and gas central heating with the boiler being serviced annually. Briefly comprises; lounge and kitchen/diner to the ground floor. Two bedrooms and bathroom to the first floor. Outside, there are gardens to the front and rear, allocated parking space.

Ideal for First Time Buyers and Investors. Council tax band A.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps, Superfast 196 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 UKs 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

Lounge

Double glazed entrance door and UPVC window to the front. Radiator, television point and wall light points. Stairs to the first floor.

Kitchen/Diner

Range of oak base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine, radiator and part tiled walls. Electric cooker with extractor hood over. Ideal gas boiler. UPVC double glazed window and door to the rear.

First Floor

Landing

Access to the loft space.

Bedroom 1

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

Bedroom 2

Double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising of panelled bath having an electric shower over, pedestal wash hand basin and low level w.c. Fully tiled walls and chrome heated towel rail. UPVC double glazed window to the rear.

Outside

Gardens

Pebbled front garden having flower and shrub borders.

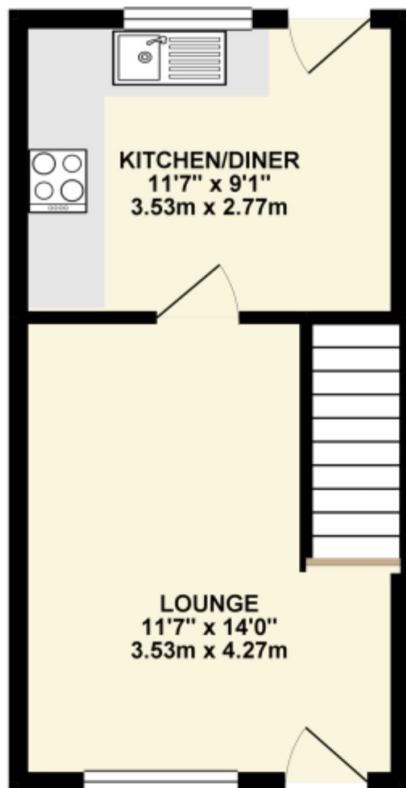
Enclosed paved tiered garden to the rear.

Fence and brick boundaries with gated access.

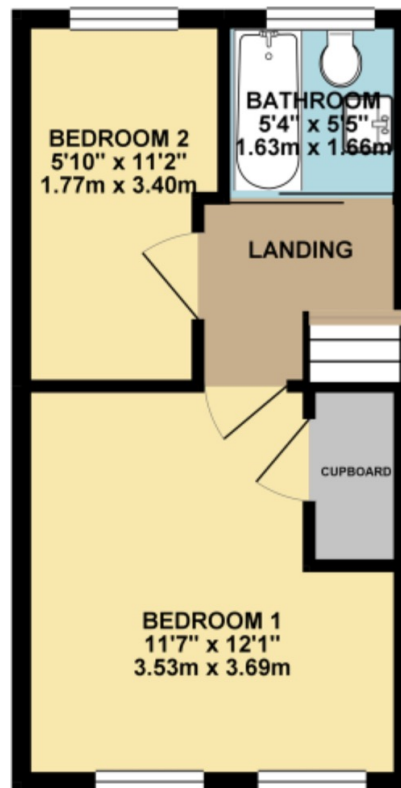


FLOORPLAN

GROUND FLOOR 268.67 sq. ft.
(24.96 sq. m.)



1ST FLOOR 268.67 sq. ft.
(24.96 sq. m.)



TOTAL FLOOR AREA : 537.35 sq. ft. (49.92 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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