



DERWENT AVENUE,
BAILDON, SHIPLEY,
BD17 5RY

£129,999

3 Bedroom House

EPC Rating: E

LINLEY &
SIMPSON

Calling FIRST TIME BUYERS, INVESTORS and YOUNG FAMILIES! This three-bedroom home is a great investment/ first time home. With a large private garden, modern kitchen and bathroom and three good sized bedrooms, it is easy to see why this house is so appealing. Book to view today!

The town of Baildon is an idyllic, leafy suburb in West Yorkshire. Famed for the beautiful walks in nearby Baildon Moor and its traditional, quaint town centre, Baildon appeals to people of all ages and walks of life. Baildon is very well connected to Bradford City Centre but is generally better associated with Leeds due to its fantastic road and rail links to Guiseley and then Leeds beyond it. Baildon is mentioned in the Domesday Book and there are still remnants of settlement as far back as the Iron Age so it is a township which is not short of tradition and history; however today it is a popular and modern town with amenities aplenty. Demand to live in Baildon is consistently high and in our minds will only grow over the coming years ... come for a visit and find out why!

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Front entrance to the property is via a front door which nicely leads into a ground floor entrance hallway.

LIVING ROOM 13'7" X 13'1" (4.13 X 4.00)

The living room is a large reception room which has a large window looking over the lovely front garden and the fields leading down to the river Aire beyond. This is an enviable view and means that the front aspect is completely private and not overlooked.

KITCHEN/ DINER 12'6" X 9'10" (3.80 X 2.99)

There is a nice kitchen/ diner to the rear of the house which also has access to a side porch the one side. There is a storage room accessed in the side porch and externally just outside the kitchen is the old coal house which is currently being used as a utility room. The kitchen is a large open room with a large window looking over the nice rear garden.

FIRST FLOOR

MASTER BEDROOM 10'6" X 13'2" (3.21 X 4.01)

The master bedroom is an impressive double sized bedroom at the rear of the front floor. It boasts a large, rear facing window providing ample natural light into the bedroom.

BEDROOM TWO 10'4" X 7'3" (3.15 X 2.20)

Another good-sized double bedroom located at the front of the property with a view of the the fields and the river Aire beyond.

BEDROOM THREE 9'5" X 7'6" (2.87 X 2.28)

The third bedroom is a good sized single bedroom at the front of the house.

HOUSE BATHROOM

Three piece white suite bathroom which has been nicely cared for.

EXTERIOR

Externally to the front is a modest, but well looked after front garden, and in front of that there are enviable views of the playing fields leading up to the river Aire. With this being an end-terraced house there is also a side garden which leads to a lovely, open rear garden which is mostly laid to lawn but also does include a patio area for enjoying the outside (English weather permitting).





Total Area: 73.8 m² ... 794 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		86	(81-91) B		87
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

AGENTS NOTES:

Referral fees:

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You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.