



Reins Avenue, Baildon, Shipley, BD17 7NT

- 3 Bedrooms
- Close to Local Schools
- Close to Train Station
- 2 Reception Rooms
- Enclosed Garden
- Viewing Advised

Price £182,000



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DESCRIPTION

Hunters Estate Agents are delighted to offer to the market this well-presented three-bedroom semi-detached home, ideally situated close to the popular Sandals Primary and Salts Secondary schools, making it a perfect choice for the growing family. The property offers spacious and versatile living accommodation, briefly comprising a welcoming entrance hallway, a generous through lounge, a fitted kitchen, and a separate dining room. To the first floor, there are three good-sized bedrooms and a modern house bathroom. The property also benefits from a part-boarded loft, offering valuable storage space with potential for further conversion, subject to the necessary planning permissions. Outside, the home enjoys a driveway to the front providing off-street parking, while to the rear and side are enclosed gardens, ideal for family use or entertaining. Early viewing is highly recommended to avoid disappointment.







Floor 0



Floor 1

Approximate total area⁽¹⁾
858 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Viewings

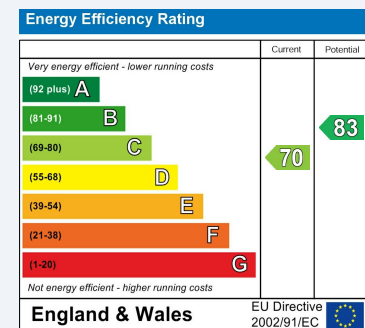
Please contact shipleigh@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.