



Kirklands Court,  
Ridewood Close,  
Baildon, Shipley, BD17  
6HL  
£149,950  
2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON



OFFERED WITH NO CHAIN. This is an exciting opportunity to purchase this smartly presented, two bedroom, loft style apartment in the ever popular residential location of Baildon.

Within close proximity to the train station, this home would be suitable for professionals looking for an easy commute, couples or investors alike. The village of Baildon is within walking distance, and the wealth of amenities on offer. Situated at the end of a cul-de-sac, this accommodation provides open plan living, complete with driveway and garage. This unique apartment briefly comprises entrance hall, open plan living room, kitchen, bathroom and two bedrooms. It has been finished to a high standard and early viewings are highly recommended.

## **ACCOMODATION**

**Entrance** - Accessed via the ground floor, this apartment is located on the third floor.

**Entrance Hall** - The entrance to this apartment is via the third floor balcony.

**Living Room** - 20'2 x 19'5 max

The living room is of generous size, over a split level landing and provides a real homely feel with its tasteful decor.

**Kitchen** - 8'9 x 7'9

Located in the centre of the apartment, the kitchen is complete with modern wall drawer and base units, integral fridge, freezer, cooker and washing machine, and large velux window which pours in the light.

**Master Bedroom** - 12'8 x 8'11

The master bedroom is complimented by large window and fitted wardrobes.

**Bathroom** - 8'4 x 6'11

Comprising a three piece suite with bath with shower over, hand wash basin and WC.

**Bedroom Two** - 8'5 x 8'4

The second bedroom is another double bedroom and overlooks the cul-de-sac.

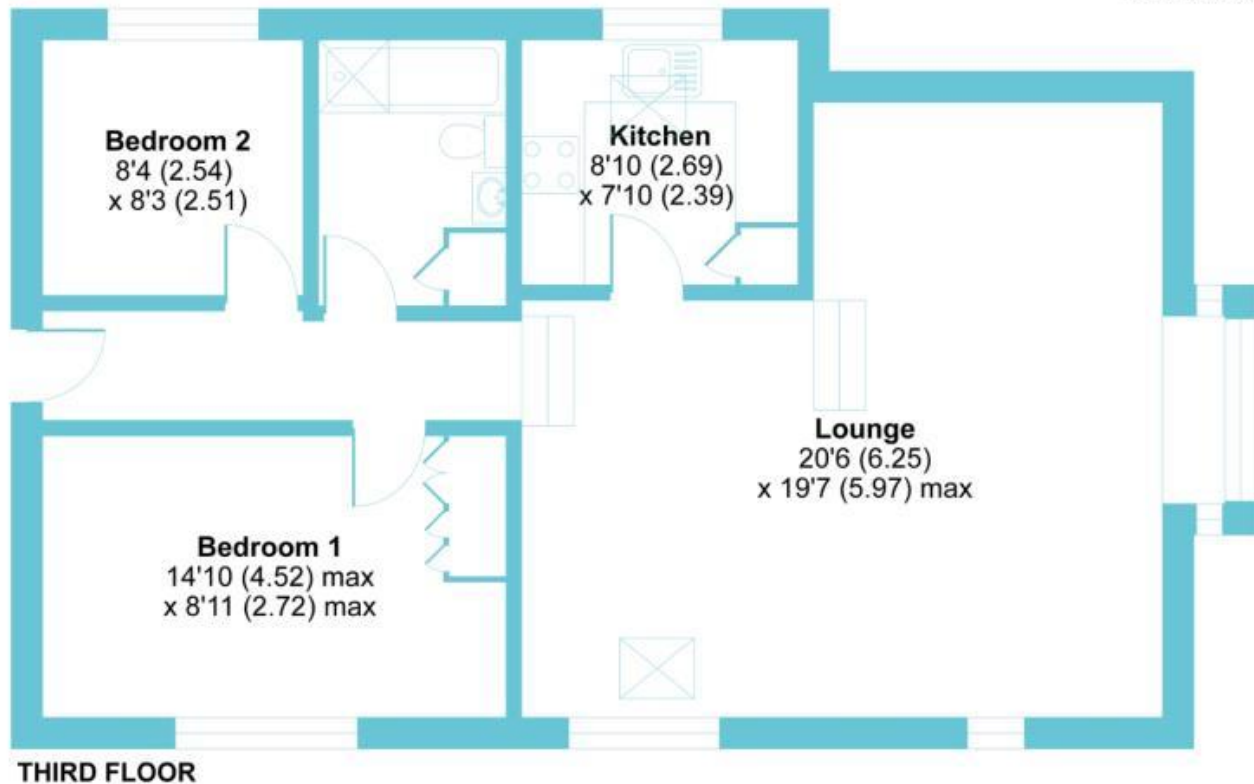
**Externally** - The apartment is complete with garage which has up and over door, power and light. There is also parking for one car in front of this garage.



## Ridgewood Close, Shipley, BD17

Approximate Area = 765 sq ft / 71 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 739813

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