



## Cliffe Avenue - REF SR, Baildon, Shipley, West Yorkshire, BD17

- THREE BEDROOM SEMI-DETACHED FAMILY HOME - NO CHAIN
- GALLEY KITCHEN DINING AREA WITH PATIO DOORS TO REAR GARDEN
- NO CENTRAL HEATING
- LARGE REAR EXTENDED GARDEN
- COUNCIL TAX BAND D
- TWO RECEPTION ROOMS
- DOUBLE GLAZING & IMMERSION HOT WATER TANK
- SPACIOUS SHOWER ROOM
- DRIVEWAY & GARAGE PARKING
- EPC RATING GRADE E

**Offers In The Region Of £310,000**



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HUNTERS BRADFORD PRESENTS - CLIFFE AVENUE - BAILDON - BD17

\*\*\* VACANT - NO CHAIN \*\*\*

Nestled in the charming Cliffe Avenue area of Baildon. This delightful three-bedroom semi-detached family home is a gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day.

The galley kitchen dining area is a focal point of the house, featuring patio doors that lead out to the rear garden, perfect for enjoying a morning cup of tea or hosting a summer barbecue. While the property does not currently have central heating, the double glazing ensures warmth and comfort throughout. From the bathroom you can access the loft space, this is a good size and could offer further accommodation to this family home subject to planning approval.

With a large rear extended garden, there is plenty of outdoor space for children to play or for keen gardeners to indulge their green thumbs. Parking is a breeze with a driveway that accommodates two vehicles, making trips out convenient and stress-free.

Situated in Council Tax Band D, this home offers a great opportunity for a family looking to settle in a vibrant community. The EPC rating of Grade E presents an opportunity for future improvements to enhance energy efficiency.

Don't miss out on the chance to make this charming property your own - book a viewing today and envision the endless possibilities that this lovely home has to offer.





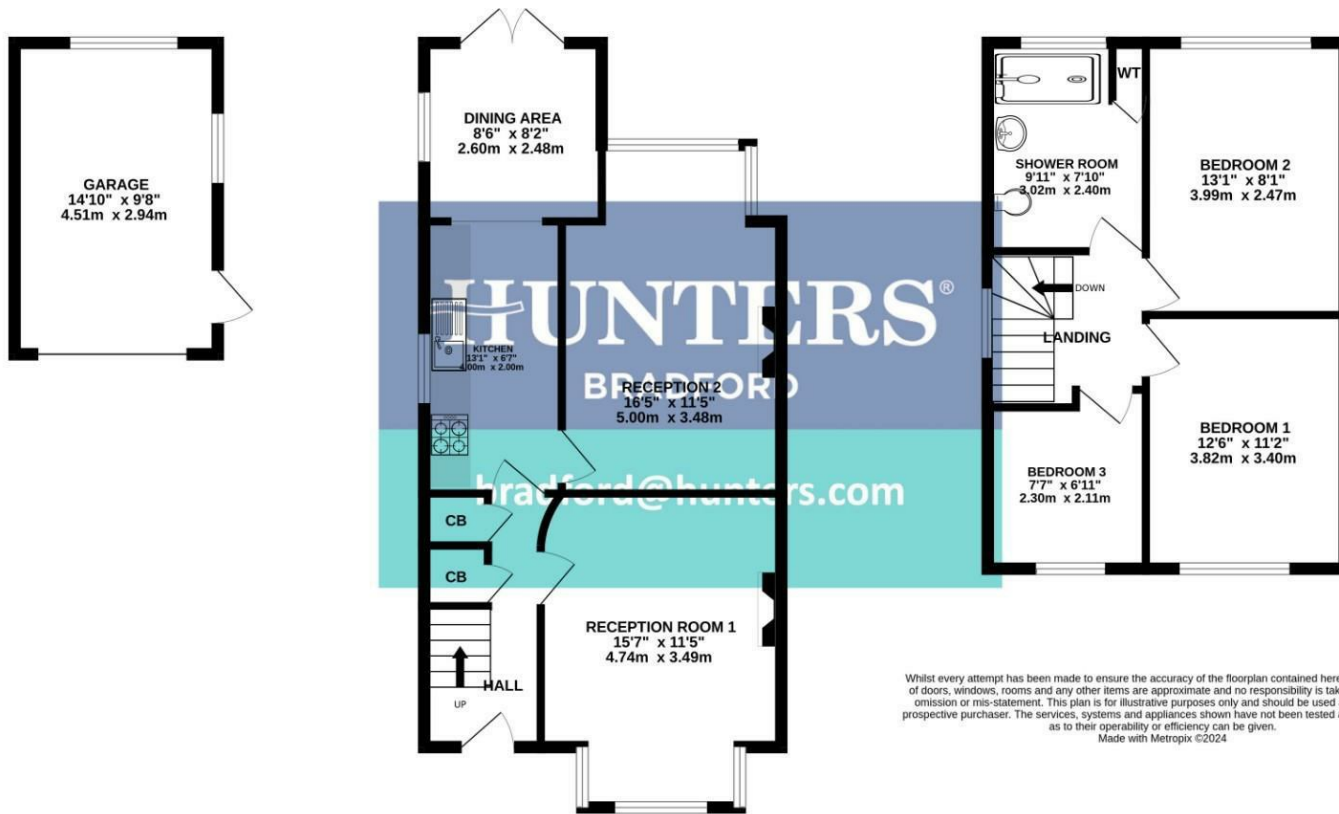




DETACHED GARAGE

GROUND FLOOR

1ST FLOOR



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. Made with Metropix ©2024

### Viewings

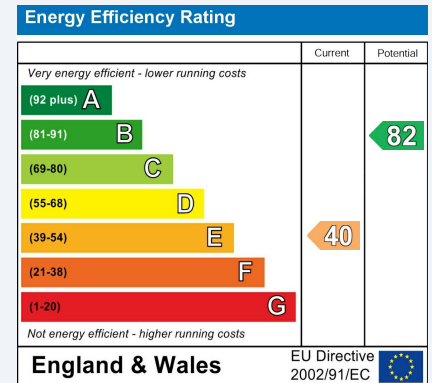
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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