

Denby Drive, Baildon BD17 7PQ







welcome to

Denby Drive, Baildon

Offering family accommodation is this three bedroom semi detached. Located in the highly regarded area of Baildon. Enclosed gardens front and rear. Parking for one vehicle and a single detached garage. uPVC double glazing & central heating. Energy Rating: TBC.





Offering family accommodation is this three bedroom semi detached. Located in the highly regarded area of Baildon, the property is handily located for local shops, schools and amenities. Internally comprises: entrance hall, living room and kitchen. three first floor bedrooms and a white three piece bathroom. Enclosed lawn garden to the front with a raised decked area and additional lawn to the rear. Parking for one vehicle and a single detached garage. uPVC double glazing & central heating throughout. Energy Rating; TBC

Living Kitchen

22' 8" x 9' 10" (6.91m x 3.00m)

W.C

First Floor Landing

Bedroom One

10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m)

Bedroom Three

7' 11" x 6' 10" (2.41m x 2.08m)

Bathroom

Exterior











welcome to

Denby Drive, Baildon

- Three bedroom semi detached
- Well presented throughout
- Modern kitchen & bathroom
- Enclosed gardens front & rear
- Off street parking & Garage

Tenure: Freehold EPC Rating: C

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110040



Property Ref: SHP110040 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire, BD18 3QB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.