



138 Glenwood Avenue, Baildon, Shipley, West Yorkshire, BD17 5SB Offers Over £65,000

ONE BEDROOMSECOND FLOOR***POPULAR LOCATION***BALCONY***

HAMILTON BOWER are pleased to offer for sale this one bedroom second floor apartment. Situated in a peaceful residential location close to some fantastic walks along the canal. Early viewing is recommended to fully appreciate all this property has to offer. Comprising of communal entrance, lounge, bedroom kitchen and house bathroom.



EPC RATING - D

COUNCIL TAX BAND - A

The flat is currently tenanted to a long term sitting tenant.

We are advised that the flat is on a leasehold agreement. The lease was from 1989 for 125 years with approximately 90 years remaining. The ground rent and service charge is £136.36 which is paid quarterly.

ENTRANCE

Communal entrance via fob access.

LOUNGE

15'3 × 12'3 (4.65m × 3.73m)

Spacious living area with a gas fire and surround., Door to balcony.

BEDROOM

12'2 × 10'11 (3.71m × 3.33m)

Double bedroom. Window to rear elevation. Wall heater.

KITCHEN

11 × 8'6 (3.35m × 2.59m)

Fitted wall and base units with a contrasting work surface. Four ring gas hob, oven. Stainless steel sink unit, plumbing for an automatic washing machine. Window to front elevation.

BATHROOM

Three piece suite with a bath, electric shower over, W.C and wash basin. Window to elevation.

