



52 Baildon Road, Baildon, Bradford, West Yorkshire, BD17 6AG
Asking Price £165,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW situated in the popular residential area of Baildon with local schools, amenities and transport links nearby. With a breakfast kitchen with accompanying porch, ideal storage space, and with far-reaching views to the front, we expect this property to be popular with a range of buyers. Internally comprising - Living room, kitchen with dining area, master bedroom, bedroom, house bathroom, utility porch and loft. Externally there is enclosed fencing around the property, a good-sized patio area and gardens to side and rear. The property is fitted with gas central heating and double glazing throughout.

TO VIEW CONTACT HAMILTON BOWER TODAY OR VIEW THE VIDEO TOUR FEATURED !!



INTERNAL

Entrance Hall

3'0" x 17'11" (0.92m x 5.47m)

Entrance hall to front offering access to all internal rooms and loft.

Living Room

11'1" x 16'0" (3.38m x 4.88m)

Spacious well-presented living room to the front of the property.

The room can accommodate a large suite as seen and offers far-reaching views via the bay window.

Kitchen

11'2" x 10'4" (3.42m x 3.15m)

Modern breakfast kitchen with contemporary grey units and contrasting white worktops.

The kitchen is fitted with a four-burner induction hob with overhead extractor, sink with drainer - space in porch for further appliances.

Utility Porch

12'9" x 5'4" (3.9m x 1.63m)

Utility porch to the rear of the property with access to the garden.

Offering good storage space and room for utilities as seen.

Master Bedroom

11'0" x 12'4" (3.36m x 3.78m)

Large master bedroom to the rear of the property with space for good-sized wardrobes and bedroom furniture.

Bedroom

7'11" x 9'4" (2.43m x 2.87m)

Second bedroom overlooking the front of the property.

The room can accommodate a double bed and bedroom furniture.

Bathroom

7'11" x 5'8" (2.43m x 1.75m)

Modern house bathroom with matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL

Front External

Front elevation of semi-detached bungalow with enclosed fencing and patio area.

Patio

Patio area to the front of the property, ideal for outdoor sitting and taking in the views.

Garden

Wrap-around paved garden to the rear and side with space for a garden shed and accessible through the utility porch.

