



Glenwood Avenue, Baildon,

£170,000

**** CLOSE TO ROBERTS PARK & SALTAIRE TRAIN STATION ** MID TERRACE ** TWO BEDROOMS ****
**** WELL PRESENTED ** POPULAR BAILDON LOCATION ** MODERN KITCHEN ** DRIVEWAY ****
**** ENCLOSED REAR GARDEN ** CONSERVATORY ** IDEAL STARTER HOME ****

A fantastic opportunity for a first time buyer or downsizer to purchase this two bedroom mid terrace property.

Situated in a popular location twixt Baildon & Saltaire, with easy access to transport links, train station and Roberts Park.

The property briefly comprises modern fitted kitchen, conservatory and lounge. To the first floor there are two double bedrooms and house bathroom.

To the outside there is parking for two cars to the front, together with enclosed garden with lawn and decking area to the rear.

Early viewing is a must to avoid disappointment!!!



Kitchen

14'1" x 15'1" (4.3m x 4.6)

Modern grey gloss fitted kitchen having a range of wall and base units with contrasting work surface over, composite sink and drainer, gas hob with extractor fan over, electric oven, breakfast island providing dining area and plumbing for washing machine, two central heating radiators, two double glazed windows and understairs storage cupboard. Door leading to conservatory.

Conservatory

10'7" x 9'2" (3.25 x 2.8)

With French doors leading to rear garden.

Lounge

12'1" x 15'8" (3.7 x 4.8)

Having an electric fire in feature fireplace, double glazed bay window, double glazed window and central heating radiator.

First Floor

With double glazed window and loft access.

Bedroom One

10'5" x 15'1" (3.2 x 4.6)

With two double glazed windows and central heating radiator.

Bedroom Two

10'9" x 9'0" (3.3 x 2.75)

With useful storage cupboards, double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, hand wash basin, bath with shower over, double glazed window and central heating radiator.

Exterior

To the outside there is a lawned garden area and off-road parking for two cars to the front, together with an enclosed rear garden with decking and lawned area.

Directions

From our office in Idle village proceed up the High Street, here proceed straight ahead onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, left onto Leeds Rd/A657, continue to follow A657, turn right onto Otley Rd/A6038, turn left onto Green Ln, take the slight left onto Coach Rd, continue onto Higher Coach Rd, left onto Glenwood Ave and the property will be seen displayed via our For Sale board.

Council Tax Band

Band A.

PERSONAL INTEREST

Please note: This property is owned by a member of Sugdens staff.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk