



## 31 Glenwood Avenue, Baildon, Shipley, Yorkshire, BD17 5RP

£750

HAMILTON BOWER are pleased to offer TO LET this well presented FIRST FLOOR APARTMENT with transport links, amenities and local parks nearby. Internally comprising; private entrance, storage, lounge, modern and well appointed kitchen with useful walk in pantry, two bedrooms, bathroom and has a spacious entrance hall with access to a covered balcony. The property also has a good sized garden to the rear. The property benefits from gas central heating and double glazing.





**EPC RATING - D**

**COUNCIL TAX BAND - A**

### **ENTRANCE HALL**

Private entrance from the ground floor leads to the first floor. Built in store area. With wood effect flooring.

### **HALLWAY**

Access to the balcony.

### **LIVING ROOM**

Spacious living room with built in storage cupboard.

### **KITCHEN**

Fitted with an attractive range of wall and base units with coordinating work top space over, inset sink unit, tiling splash backs, space for cooker with filter hood over, access to pantry store. With wood effect flooring

### **BEDROOM ONE**

With built in cupboard and wood effect flooring.

### **BEDROOM TWO**

With built in cupboard and wood effect flooring.

### **BATHROOM**

Fitted suite comprising low flush WC, wash hand basin, panelled bath with shower over, complimentary tiling.

### **EXTERNAL**

Garden to the rear.

