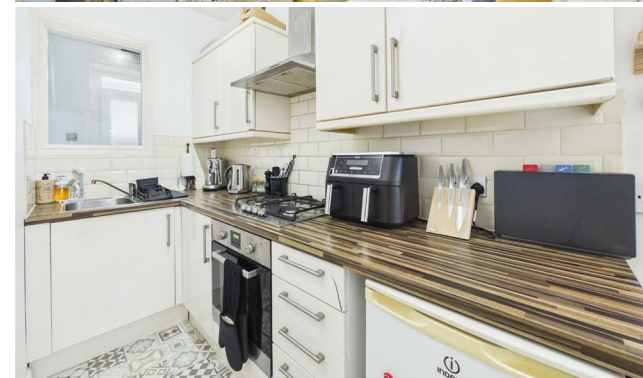




Briar Rhydding, Baildon

- 2 Bedrooms
- Off Street Parking
- Enclosed Garden
- Stone Terrace
- Ideal First Time Buyer Purchase
- Useful Cellar with Utility Area

Price £165,000

Tenure: Freehold

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Briar Rhydding, Baildon

DESCRIPTION

Welcome to this delightful two-bedroom through-by-light stone terrace, offering well-presented and comfortable accommodation that's perfectly suited to first-time buyers or buy-to-let investors alike.

The property opens into an inner entrance porch leading through to a cosy lounge, complete with a charming wood-burning stove – perfect for relaxing evenings. Galley-style kitchen, providing practical and efficient workspace. There is also a generous storage cellar with a useful utility area.

To the first floor, the landing gives access to two bedrooms and a house bathroom.

Externally, the home benefits from an enclosed, south-facing garden to the front – an ideal spot for enjoying the sunshine or creating a pleasant outdoor seating area.

Conveniently positioned, the property is within easy reach of a range of local amenities, including shops and everyday conveniences. Well-regarded schools are nearby, and for commuters, the train station is just a short distance away, offering excellent transport links to surrounding areas.

Early viewing is highly recommended to fully appreciate the appeal of this lovely home



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		91	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		(69-80) C	
(55-68) D	68	(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
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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Floor 0



Floor 1

Approximate total area^m
69.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2



Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>

