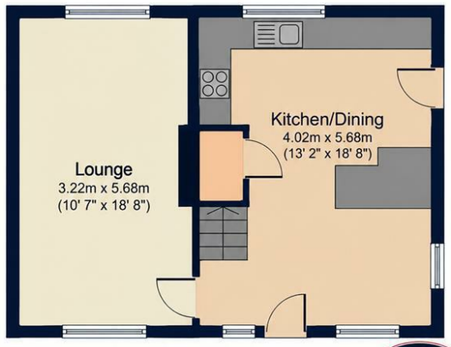
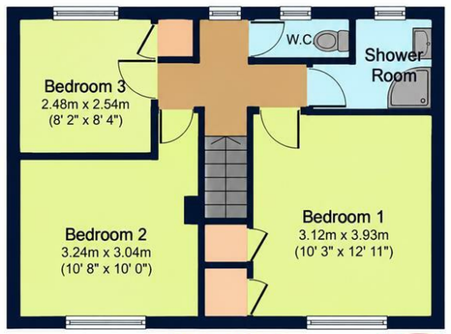
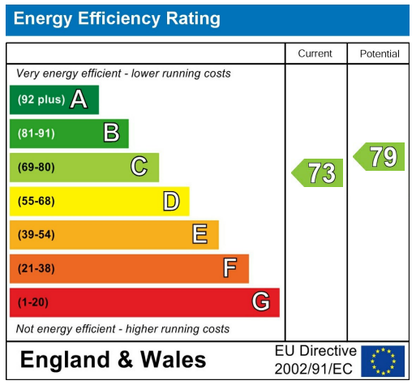


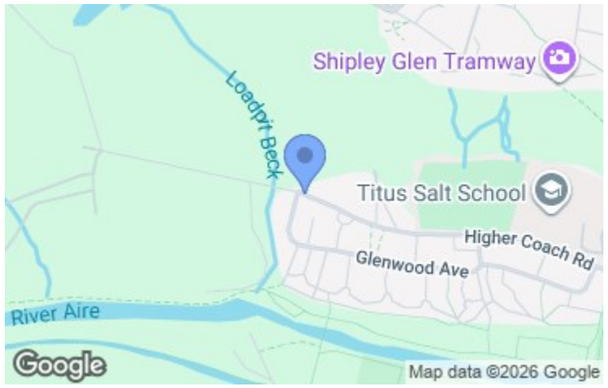
Ground Floor



First Floor

Created using Vision Publisher™





Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Rydal Avenue, Baildon, BD17 5SD
Offers In The Region Of £200,000

Rydal Avenue, Baildon, BD17 5SD

1 3 1

** IMMACULATELEY PRESENTED ** 3 BEDROOMS** TURNKEY HOME ** MODERN OPEN PLAN KITCHEN DINER ** DUAL ASPECT LIVING ROOM ** MODERN BATHROOM & SEPERATE W.C.** OFF ROAD PARKING FOR 2 CARS ** CLOSE TO LOCAL SCHOOLS & SHOPS**

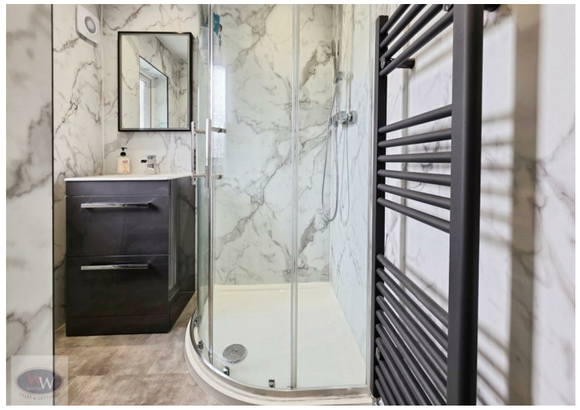
Situated in one of Baildon's most sought-after locations, just a short walk from Roberts Park, Bradford Rowing Club and the picturesque village of Saltaire, is this beautifully presented three bedroom semi-detached home. Finished to an excellent standard throughout, this is a true turnkey home ready for its next owners.

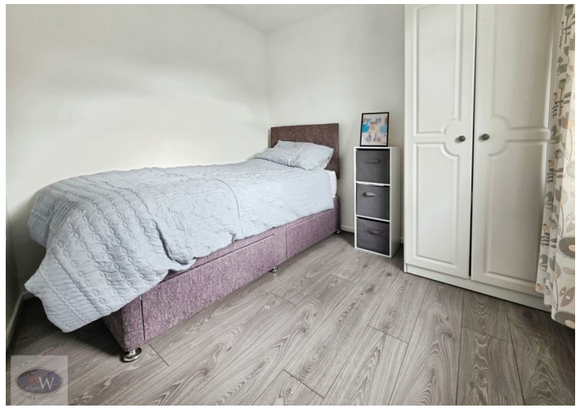
The heart of the home is the stunning open plan kitchen diner, fitted with sleek gloss grey handleless wall and base units, granite worktops, breakfast bar, integrated double oven, induction hob, dishwasher, pantry and stylish marble effect tiled flooring. Opening into the spacious dual aspect living room with solid oak flooring and a feature gas fireplace, it creates the perfect space for everyday family living and entertaining.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted Jack & Jill wardrobes with overhead storage, whilst bedroom two offers ample space for freestanding furniture and bedroom three is an excellent single bedroom with additional built-in storage. Completing the first floor is a modern shower room with rainfall shower, vanity unit, heated towel rail and a separate contemporary W.C.

Externally, the property enjoys an enclosed golden sandstone flagged patio to the front, perfect for outdoor seating, whilst the enclosed rear yard offers off-road parking for two vehicles, and an outside tap. Please note the neighbouring property has a right of access across a small section of the rear yard for laundry & emergency purposes, although the yard remains within the ownership of No. 2 Rydal Avenue.

Close to Baildon Bottom's shops, Titus Salt School, Roberts Park, Saltaire Village and excellent transport links, this superb home is sure to appeal to a wide range of buyers.





Fixtures & fittings

3 Bedroom Turnkey Home with Open Plan Kitchen Diner, Off Road Parking & Walking Distance to Roberts Park and Saltaire Village.

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Rating authority

Borough Council Tax Band A

Tenure

Freehold