



## 4 Baildon Wood Court, Baildon, Bradford, West Yorkshire, BD17 5QG

### Asking Price £95,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this FIRST FLOOR APARTMENT located on a quiet development in the popular residential village of Baildon, Bradford. With its open-plan living space, no onward sale chain position and ideal location for schools and transport links, we expect this property to be popular with a wide range of prospective buyers. Internally comprising: entrance hall, kitchen, living/dining room, two bedrooms and house bathroom. Benefitting from central heating and double glazing throughout and being offered with no onward sale chain. Parking is easily accessible of the property and the charges for the property are £1272 annually covering both service charge and ground rent.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !





## INTERNAL

### Kitchen

Cooking kitchen to the rear of the property with a range of matching wall and base units.

Appliances - electric hob with overhead extractor, oven/grill, fridge/freezer, washing machine and sink with drainer.

### Living Dining

Open-plan from the kitchen with a view to the front of the property offering ample room for a suite and dining table.

### Bedroom

First bedroom, a good-sized double with a view to the rear of the property and full-length wardrobes.

### Bedroom

Second bedroom, with a view to the front of the property offering room for a single/three-quarter bed.

### Bathroom

Bathroom with frosted window and matching three-piece suite - bath with overhead shower, wc, wash basin.

## EXTERNAL

Secure entrance to the front of the property with parking easily accessible.

