



## 33 Hinchliffe Avenue, Baildon, Shipley, West Yorkshire, BD17 6QX

£1,100

\*\*\*THREE BEDROOMS\*\*\*SEMI DETACHED\*\*\*IMPROVED AND MODERNISED\*\*\*AVAILABLE NOW\*\*\*

HAMILTON BOWER are delighted to offer TO LET this impressive three bedroom semi detached in the much sought after location of Baildon. Early viewing is advised. Comprising of entrance hallway, lounge, dining room modern kitchen, three first floor bedrooms and a house bathroom. Gardens to both front and rear. Off road parking.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!





## ENTRANCE

## LOUNGE

12'10" x 12'3" (3.93 x 3.745)

Stunning views from front bay fronted window. Gas central heating radiator.

## DINING ROOM

11'5" x 10'9" (3.5 x 3.3)

## KITCHEN

12'10" x 5'10" (3.93 x 1.8)

Ultra modern fitted wall and base units contrasting work surface incorporating a stainless steel sink unit. Plumbing for an automatic washing machine. Four ring gas hob electric fan assisted oven.

## FIRST FLOOR

Landing.

## BEDROOM ONE

12'11" x 10'11" (3.95 x 3.34)

Stunning views. Mirror fronted wardrobes.

## BEDROOM TWO

9'8" x 8'1" (2.95 x 2.48)

## BEDROOM THREE

8'10" x 8'6" (2.7 x 2.6)

## BATHROOM

Modern three piece suite with a bath, shower over, W.C and wash basin. Heated towel railing. Tiled walls.

## EXTERNAL

Lawn to both front and rear. Indian stone to three sides. Off road parking to driveway.

