



## 24 Baildon Wood Court, Baildon, Shipley, Yorkshire, BD17 5QG

### Offers Over £95,000

HAMILTON BOWER are pleased to offer to the market FOR SALE this well-presented SECOND 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 double bedrooms and house bathroom. The apartment offers good storage via the utility cupboard and loft space available. Benefitting from central heating and double glazing throughout and being offered with no onward sale chain.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !





## PROPERTY INFORMATION

EPC RATING - C

COUNCIL TAX BAND - B

SALE CHAIN - NO ONWARD CHAIN

FURNITURE - ENQUIRE AT VIEWING

## KITCHEN/BREAKFAST ROOM

Well-presented kitchen with breakfast bar through to the living space.

The kitchen is fitted with contemporary shaker-style wall and base units with contrasting worktops.

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

## LIVING/DINING ROOM

Spacious living room with access to the breakfast bar for the kitchen.

The living room has laminate flooring and can accommodate a large suite as seen centering around the fireplace.

## MASTER BEDROOM

Good-sized master bedroom with ample space for a large bed and wardrobes as seen.

## BEDROOM

Second bedroom, with ample space for a large bed and dressing furniture.

## BATHROOM

Bathroom with matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL

Steps leading to communal entrance with intercom system and fob entry.

