



16 Temple Rhydding Drive, Baildon, Shipley, BD17 5PU

Well presented semi-detached, benefiting from a single storey rear extension (completed in 2021) – This fine example provides THREE BEDROOM, TWO RECEPTION ROOM accommodation which is further enhanced by: UTILITY AREA , GUEST WC and a STUDY / SNUG or occasional 4th bedroom. The ample drive, garage and gardens add to the appeal here. Handy for Baildon village and Shipley alike. Contact Robert Watts to arrange YOUR VIEWING today.

£325,000

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COUNCIL TAX Bradford

Band C - with improvement indicator

TENURE Freehold

ENTRANCE HALL Useful understairs store

LIVING ROOM 15'2" x max x 11'6" (4.62m x max x 3.5m)

KITCHEN 12'2" x 11'5" (3.7m x 3.48m)

Open to dining area

UTILITY AREA 6'3" x 5'9" (1.9m x 1.75m)

Open to kitchen - WC off

DINING AREA 10'2" x 8' (3.1m x 2.44m)

STUDY / SNUG / OCCASIONAL 4TH BEDROOM 8'9" x 8' (2.67m x 2.44m)

LANDING

BEDROOM 1 12'3" x 9'9" (3.73m x 2.97m)

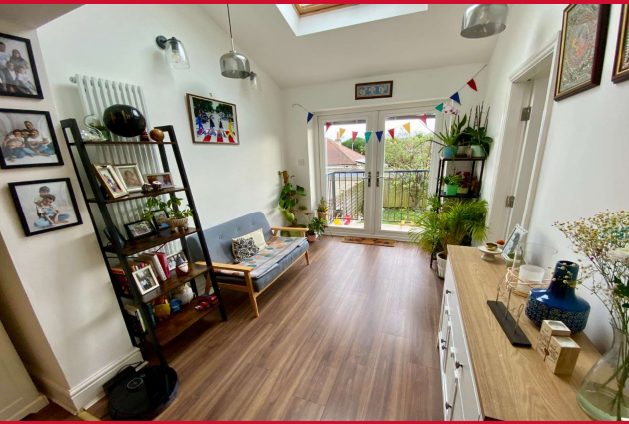
BEDROOM 2 12'1" x 11'6" (3.68m x 3.5m)

BEDROOM 3 6'3" x 6' (1.9m x 1.83m)

BATHROOM Four piece suite

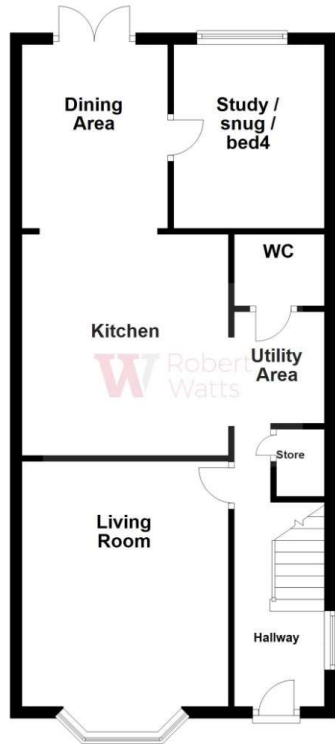
OUTSIDE Ample drive to garage , gardens front and rear

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



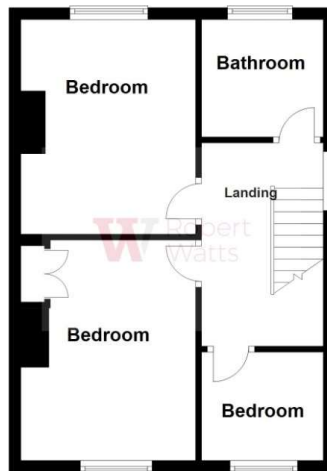
Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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