



Fyfe Crescent, Baildon

- Superb Double Garage
- 3 Bedrooms
- Well Regarded Area
- Close to Train Station
- Close to Local Amenities
- Viewing Advised

Offers Over £230,000

Tenure: Freehold

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Fyfe Crescent, Baildon

DESCRIPTION

This three bedroom semi-detached property offers an excellent opportunity for buyers looking to modernise and add value in a highly convenient location. Situated within close proximity to Baildon Train Station, the property benefits from superb transport links, with easy access to Shipley, Baildon and Guiseley town centres. Shipley Train Station provides direct connections to Leeds City Centre and the wider rail network, making this an ideal choice for commuters.

The home is well placed for excellent local amenities, catering for all day-to-day needs, while still enjoying a well-established residential setting. Externally, the property boasts a driveway with parking for several vehicles, adding to its practicality for modern family living.

A particular highlight is the excellent size double garage and workshop, offering fantastic flexibility and potential for a variety of uses such as home working, a gym or a playroom, subject to any necessary permissions. With generous space, strong transport links and scope for improvement, this property represents a superb opportunity in a popular and well-connected area.





Approximate total area^m
74.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	70	77	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

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