



23 Kirkfields, Baildon, Shipley, West Yorkshire BD17 6HY

- Exceptionally well presented and appointed three bedroom semi detached property
- Fantastic range of contemporary fixtures and fittings and modern decor
- Pleasantly positioned within this sought after and convenient locality
- Lovely landscaped gardens, driveway and single detached garage
- Ideally placed for the amenities of Baildon Village along with Baildon Railway Station
- Viewing essential to appreciate this smart family home

£325,000 Freehold



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DESCRIPTION

We are delighted to offer for sale this well established and contemporary styled three bedroom semi-detached occupying a pleasant and convenient position within the ever popular and much sought after Baildon.

Over recent years the property has been the subject of considerable expenditure, improvement and refurbishment by the present owners, notably the fixtures, fittings, decorations and garden areas

This beautiful family home offers a superb range of stylish fixtures, fittings and modern decor and in brief comprises to the ground floor:- Entrance hall, living room with bay window and feature log effect fireplace, stunning open plan dining kitchen with a range of fitted units, island central and break/dining bar good quality integrated appliances, access to a double glazed conservatory.

At the first floor level there is a landing area with storage cupboard, three bedrooms and bathroom with three piece white suite comprising bath with shower over, hand basin and matching low suite w.c.

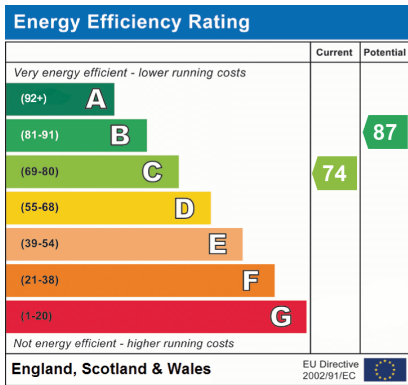
Externally the property has a large landscaped garden to the front , along with a driveway that offers ample off street car parking, this in turn leads to a single detached garage. To the rear is a enclosed garden, planned over various terraces, these being either paved or having artificial garage.

Situated in the highly sought after area the property is ideally placed for well regarded local schools, Fantastic amenities in Baildon Village Centre include shops, cafes, bars and restaurants. Also well placed for access to Shipley and





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.



DISCALIMER

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.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

☎ 01274 533322

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00