



60 Baildon Road, Baildon, Shipley, West Yorkshire BD17 6AG

- Two bedroom semi detached bungalow that occupies a elevated position
- Living room, good sized dining kitchen, two bedrooms, bathroom and loft room
- Handily placed for both Baildon Village and Shipley Town Centre
- Manageable sized gardens and a fantastic view across the valley
- Offering a good range of modern fixtures and fittings
- Offered with no onward chain. Viewing is essential.

£152,500



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DESCRIPTION

Situated in an enviable elevated position, this charming two-bedroom semi-detached bungalow in Baildon offers a delightful combination of comfortable living and stunning valley views. Perfectly positioned between the Baildon Village and Shipley Town Centre, this property provides easy access to local amenities, transport links,

Inside, the property benefits from a good range of modern fixtures and fittings, along with modern decor. and comprises in brief:- Entrance hall, living room with curved bay window with views. Dining kitchen with fitted high gloss wall and base cupboards and a external door to the rear garden area. Two bedrooms and bathroom with three piece white suite. Additionally, a useful loft room (accessed via a pull down ladder) adds further flexibility, whether you envisage it as extra storage, a hobby space, or even a cosy retreat.

Stepping outside, the manageable sized gardens are located to the front, side and rear with the front offering up the fantastic panoramic views across the valley.

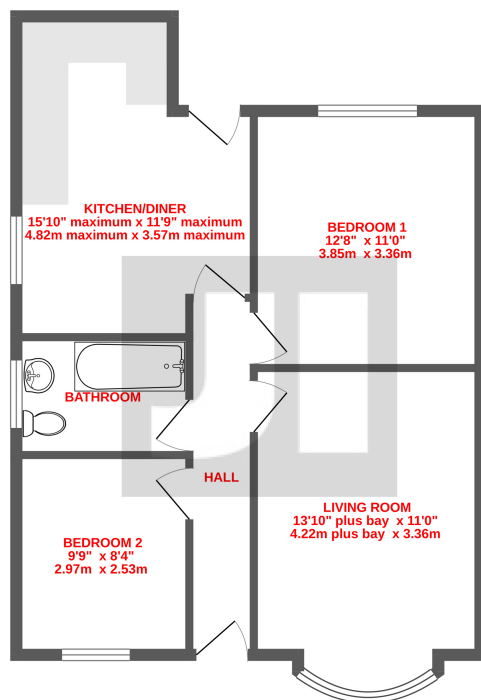
This bungalow is an excellent opportunity for those seeking a comfortable home with a wonderful blend of modern living, convenient location. Its elevated position ensures plenty of natural light and breath-taking vistas, while the proximity to local shops, and transport makes everyday life straightforward and enjoyable.

**Please note that there are several steps that lead up to the property. We are also informed that a parking space for the resident is available in St Aidans Church car park which is located opposite. This is at the cost of £20 per month.



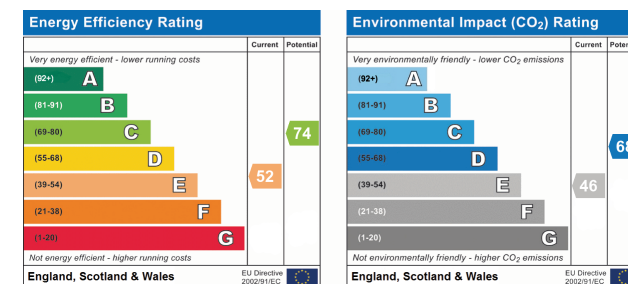


GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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