



26 Cliffe Terrace, Baildon, Shipley, West Yorkshire BD17 5LA

- Vastly improved outstanding three bedroom semi detached family home
- Gas central heating and uPVC double glazing
- Viewings are highly recommended - no chain
- Impressive kitchen and bathroom fittings
- Newly landscaped enclosed garden with new fencing
- Integral garage, utility room and double width driveway
- Tasteful redecoration and new carpets
- Superb position close to a host of amenities and transport links

£265,000



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DESCRIPTION

Having undergone a comprehensive scheme of recent improvement works this outstanding semi-detached property provides superbly presented three bedroom accommodation that is 'ready to move in' and presents an excellent option for those looking for a ready made home which is available to purchase with no onward chain.

The bright and airy property is located on Cliffe Terrace in a private cul de sac in the popular and much sought after residential area of Baildon, being well placed for excellent local amenities, schools and train links in Shipley which offers direct and regular links to both Leeds and Bradford centres.

The accommodation includes a gas fired central heating system, uPVC double glazing and in brief comprises: Entrance hall with stairs leading to the first floor accommodation, sizeable integrated garage with newly fitted up and over door, very useful utility room and boiler / store room. At first floor level there is a spacious through lounge with feature fireplace open plan to the dining area with uPVC patio doors leading out to an adjoining decked seating area. Large windows to both elevations provide lots of light and views can be enjoyed across the valley from the living room window. The impressive kitchen includes a stylish range of fitted wall and base units finished in a cream 'shaker style' together with coordinated working surfaces and ceramic tiled splash backs. There is an integral four ring electric ceramic hob, built under stainless steel oven with extractor over together with an inset stainless steel sink unit with mixer tap.

At second floor level there is a landing, two good sized double bedrooms, the master bedroom enjoying long distance panoramic views across the valley and a smaller third bedroom. The bathroom includes a stylish fitted suite in white comprising of a panelled bath with shower over and glazed screen, vanity hand basin and low flush w.c finished with high gloss white fitted base and wall storage units.

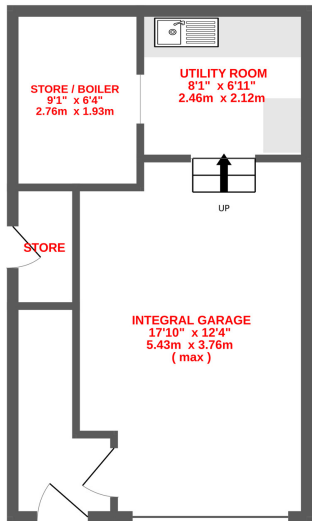
Externally the property boasts a newly landscaped, enclosed rear garden with new fencing adding privacy and comprising a newly laid lawn and feature tiered pebbled 'rockery' well stocked with hardy, low maintenance plants and shrubs.

The property has been tastefully redecorated throughout with new carpets and is all ready for the new occupiers.

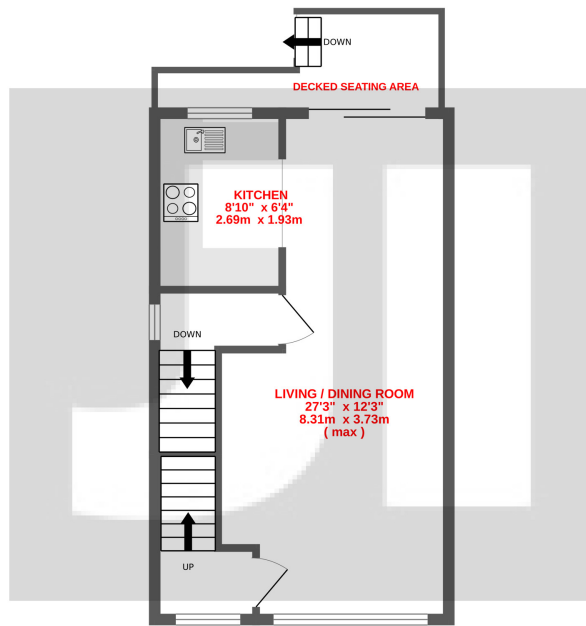




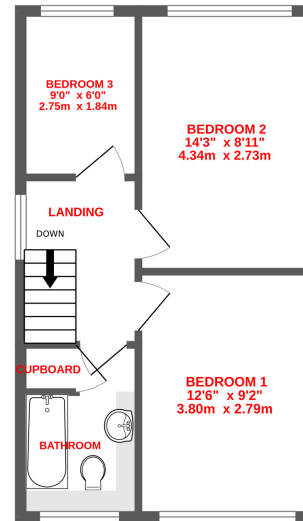
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

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 error, 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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DISCALIMER

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