

REDUCED

£637,000 Freehold



## 11 West Lane, Baildon, Shipley, West Yorkshire. BD17 5AE

- 4 Double Bedroom Detached
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- 3 Reception Rooms plus Garden Room
- Downstairs W.C. - Utility Room - Home office
- 2 En-Suite Shower Rooms - Family Bathroom
- Gardens - Drive & Garage
- Fully Refurbished Throughout





## PROPERTY DESCRIPTION

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**\*\* Check out the video tour\*\***

Beautifully presented, deceptively spacious four double bedroom detached in a much sought after location in Baildon. Ideally situated on the edge of Baildon village, with amenities such as the co-op supermarket within walking distance.

The property has been meticulously refurbished to a high standard over recent years and boasts a wealth of charm. Benefiting from double glazing with the original leaded feature glass encapsulated within the glazing to the front of the house, gas central heating, monitored intruder alarm, well insulated with rockwool insulation, and modern high quality fixtures and fittings throughout.

Briefly comprises; entrance hallway, three reception rooms, modern bespoke kitchen installed and manufactured by Bernard Hobson of Baildon, utility room, downstairs w.c, home office and garden room to the ground floor. Four double bedrooms, two en-suite shower rooms and family bathroom to the first floor. Outside, there are gardens to the front, side and rear, with driveway leading to the garage.

Internal viewing is essential to appreciate the size and quality of the accommodation on offer.



# ROOM DESCRIPTIONS

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## Entrance Hall

Double glazed entrance door having a feature stained glass window. Double glazed windows to the side. Radiator, laminate floor and stairs to the first floor.

## Lounge

Double glazed feature stained glass window to the front. Radiator, wall light points and television point. Victorian living flame gas fire having a cast iron insert and slate hearth. Picture rail. Double doors having stained glass windows that open into the garden room.

## Dining Room

Double glazed windows to the front and side having original stained glass windows. Television point, radiator and picture rail. Laminate floor and under stairs cupboard. Double doors having feature stained glass windows opening into the kitchen.

## Family Room

Double glazed feature stained glass windows to the front and double doors opening into the front garden. Double glazed window to the rear, radiator, laminate floor, picture rail and wall light points.

## Garden Room

Double glazed windows and double doors out into the rear garden. Velux window. Wall light point, laminate floor and feature radiator.

## Kitchen

Made and installed by Bernard Hobson of Baildon is this bespoke range of solid wood base and wall units in cashmere having a complementary granite work surface in river white. Siemens self cleaning electric oven with warming drawer which has also has a microwave function. Neff induction hob with extractor hood over. Bosch built in dishwasher. Built in fridge freezer. Feature radiator, part tiled walls and breakfast bar. Inset sink with mixer tap over. Double glazed window to the side.

## Utility Room

Range of base units having a complementary granite work surface over in river white. Plumbing for washing machine and space for tumble dryer. Baxi boiler. Inset sink with mixer tap over. Double glazed window and stable door to the rear garden. Feature radiator and concealed cupboards.

## Downstairs W.C.

2 piece suite in white comprising of semi pedestal wash hand basin and a macerator back to wall pan w.c. Part wood paneled walls, feature radiator, laminate floor and double glazed window.

## Home Office

Double glazed window having feature stained glass. Velux window, radiator and part tiled walls. Fitted limed oak shelves.

## First Floor

### Landing

Double glazed window to the rear, radiator, laminate floor and linen cupboard.

### Master Bedroom Suite

Double glazed window to the front having feature stained glass. Radiator, laminate floor and fitted wardrobes.

Dressing room having three double wardrobes, laminate floor and access to the boarded out loft space via pull down ladder.

En-suite wet room having a 3 piece suite in white comprising of vanity sink unit, bidet and back to wall pan w.c. Walk in shower having a mains shower over. Electric under floor heating. Tiled floor and fully tiled walls. Double glazed window.

### Double Bedroom 2

Double glazed window to the front with feature stained glass. Fitted wardrobes, radiator and picture rail.

En-suite wet room having a 2 piece suite in white comprising of vanity sink unit and back to wall pan w.c. Walk in shower having a mains shower over. Under floor heating. Tiled floor and fully tiled walls. Double glazed window to the side, extractor fan, down lighters, chrome heated towel rail and shaver point.

### Double Bedroom 3

Double glazed window to the side, radiator and laminate floor.

### Double Bedroom 4

Double glazed window to the front having feature stained glass. Radiator and laminate floor.

### Family Bathroom

3 piece suite in white comprising of freestanding bath, vanity sink unit and back to wall pan w.c having a river white granite work surface over. Walk in shower cubicle with a mains shower over. Chrome heated towel rail, loft access and double glazed window to the side.

### Outside

#### Gardens

Gated access to the front leading to two lawned areas having flower, tree and shrub borders. Fence boundaries paved walkways. Electric point. Driveway leading to the garage.

Paved rear garden offering a large degree of privacy. Raised borders of trees and shrubs. Fence boundaries. Electric and cold water tap. Outside tap.

#### Garage

Electric up and over door. Power and light. Velux window and rubberised flooring. Integral access.

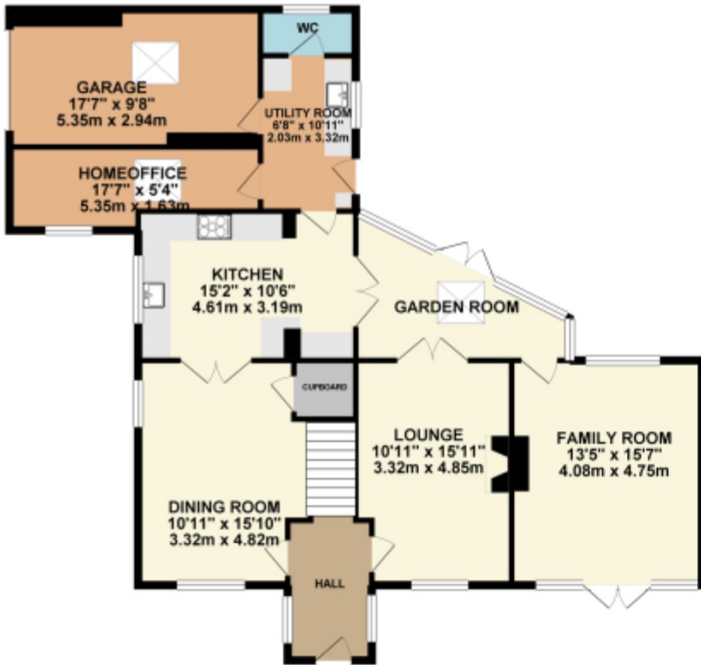




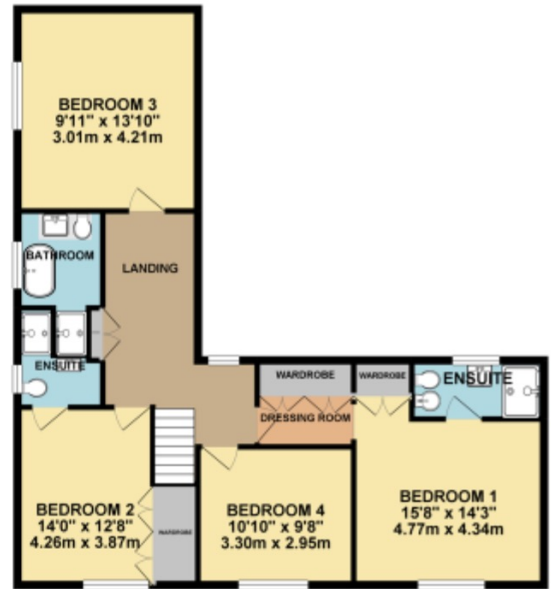
# FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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