

FOR SALE

£250,000 Freehold



29 Richard Whiteley Drive, Baildon, Shipley, West Yorkshire. BD17 5AZ

- Modern 3 Bedroom Semi Detached Built in 2017
- Open Plan Living Room incorporating Kitchen & Dining Areas
- Gas Central Heating - UPVC Double Glazing - Intruder Alarm
- Enviro Vent Ventilation System
- Downstairs W.C - Spacious Family Bathroom
- Driveway - Enclosed Garden to the Rear
- Open Aspect to the Front - No Seller Chain



PROPERTY DESCRIPTION

Built in 2017 is this deceptively spacious three bedroom semi detached, situated in a popular area of Baildon, Occupying an attractive plot, with a woodland outlook to the front.

The property benefits from all modern conveniences that you would hope for in a property such as double glazing, gas central heating, intruder alarm, modern fixtures and fittings throughout and an Enviro Vent home ventilation system.

Briefly comprises; entrance, large downstairs w.c, spacious open plan living space incorporating dining and kitchen areas to the ground floor. Three bedrooms and spacious bathroom to the first floor. Outside, there is off road parking for one vehicle and enclosed lawned garden to the rear.

Offered with no Seller chain therefore a quick completion can be achieved if necessary. Council tax band C. Internal viewing is essential to appreciate the size of the accommodation on offer.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Superfast 45 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance

Double glazed entrance door to the side, radiator and laminate floor. Stairs to the first floor.

Downstairs W.C

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Cloaks area. Double glazed window to the front, tiled splash back and chrome heated towel rail.

Open Plan Living Space

Double glazed window to the front and rear, radiator and laminate floor. Under stairs cupboard. Dining area.

Kitchen having a range of cream base and wall units having a complementary work surface over. Electric oven, hob and extractor hood over. 1 1/2 bowl stainless steel sink unit having a mixer tap over. Built in dishwasher, plumbing for washing machine and built in fridge and freezer. Under cupboard lighting. Ideal Logic gas boiler. Laminate floor. Double doors out into the rear garden.

First Floor

Landing

Access to the loft space.

Bedroom 1

Double glazed window to the rear, radiator and television point.

Bedroom 2

Double glazed window to the front, radiator and television point.

Bedroom 3

Double glazed window to the rear and radiator.

Family Bathroom

3 piece suite in white comprising of panelled bath having a mains shower over, pedestal wash hand basin and low level w.c. Shaver point, part tiled walls, chrome heated towel rail. Cupboard over the stairs. Velux window and down lighters.

Outside

Gardens

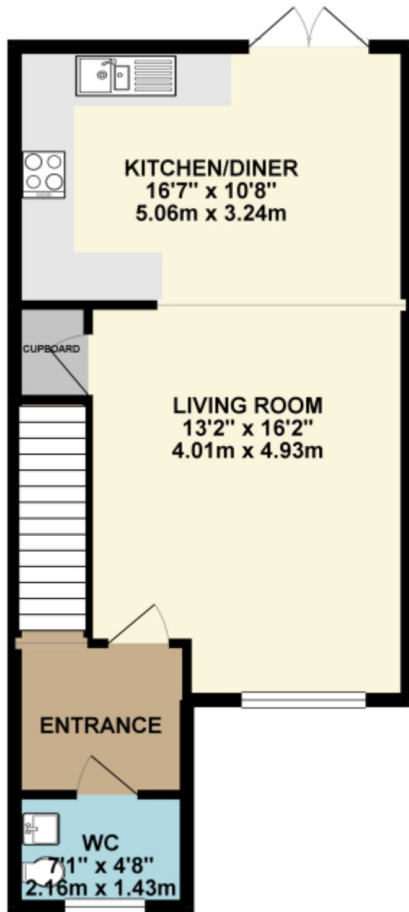
Driveway to the front and lawned area.

Enclosed mainly laid to lawn rear garden with patio area. Fence boundaries and gated access to the side. Outside tap.

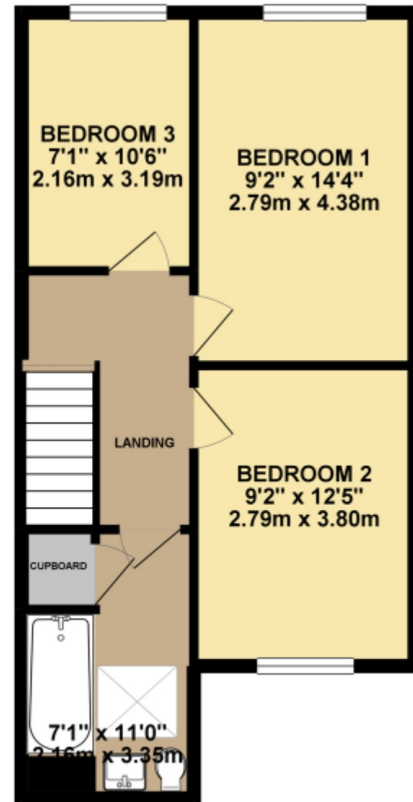


FLOORPLAN & EPC

GROUND FLOOR 495.46 sq. ft.
(46.03 sq. m.)

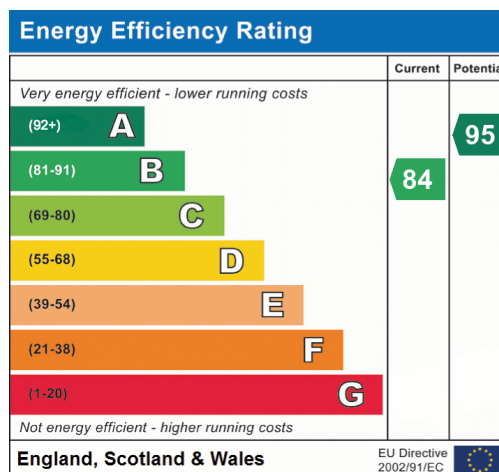


1ST FLOOR 473.62 sq. ft.
(44.00 sq. m.)



TOTAL FLOOR AREA - 969.08 sq. ft. (90.03 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 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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