



70 Baildon Wood Court, Baildon, Shipley, West Yorkshire BD17 5QG

- Modern two bedroom town house located in this delightful courtyard development
- Gas central heating and double glazing
- Well proportioned accommodation with stylish fixtures and fittings
- Offered for sale with no onward Vendor chain
- Pleasant garden, driveway and garage
- Superb and accessible location

£215,000 Freehold



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DESCRIPTION

Offered for sale with no onward chain, this exceptionally well presented modern home will appeal to a variety of buyers and provides comfortably sized two bedroom accommodation with some excellent features arranged over two floors with the added benefit of an enclosed rear garden, driveway and attached garage with power, light and up and over door.

Located in a courtyard, cul de sac position on Baildon Wood Court, the property is well placed for access to both Baildon & Shipley centres, excellent amenities and transport links including Shipley and Baildon railway stations.

The accommodation is fitted with double glazing and gas fired central heating and in brief comprises: Entrance hall, ground floor w.c, spacious living room with double opening doors providing access to the adjoining rear garden and fitted kitchen to the ground floor.

At first floor level there is a good sized landing, two bedrooms and bathroom w.c. including a fitted three piece suite in white.

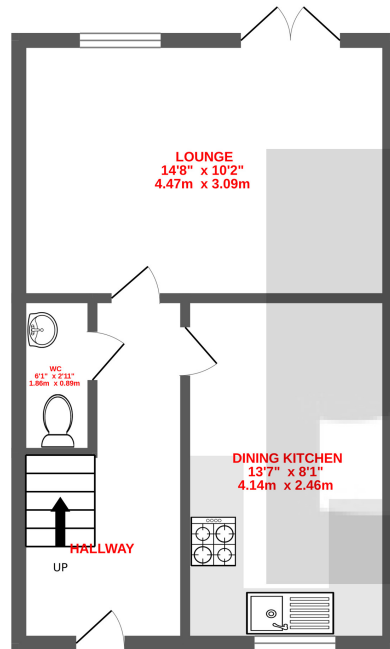
Externally the property has the benefit of an attached garage which has power, light and an up and over door. There is a small garden frontage and a larger enclosed rear garden.

The property is being offered for sale with no onward chain and viewings are highly recommended.

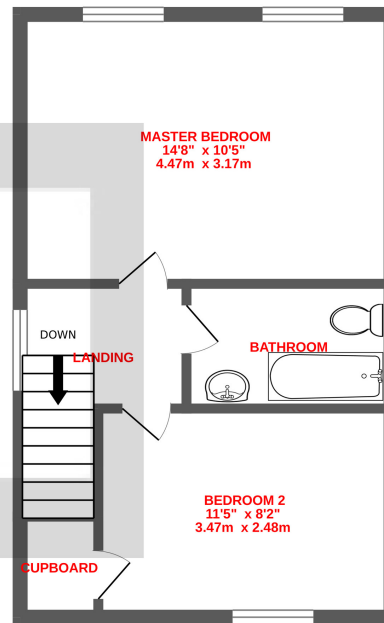




GROUND FLOOR

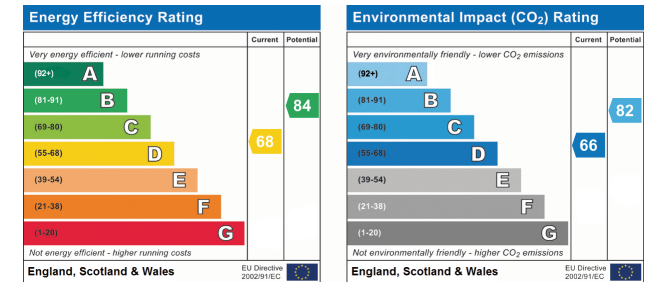


1ST FLOOR



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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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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