

FOR SALE

£360,000 Freehold



5 Coach Road, Baildon, ShIPLEY, West Yorkshire. BD17 5JE

- 3 Bedroom Detached Bungalow
- 2 Reception Rooms - Large Conservatory
- Modern Kitchen
- Useful Cellar - En-Suite Shower Room
- Ample off Road Parking - Single Garage
- Outbuilding providing Utility Space & Home Office/Storage Room



PROPERTY DESCRIPTION

Deceptively spacious three bedroom detached bungalow situated in a popular area of Baildon. Situated at the bottom of Baildon, within a short distance of Robert's Park and Titus Salt Secondary School. Conveniently located for both Saltaire & Shipley Train Stations.

Offering a flexible living space with potential to develop the loft space, subject to the necessary planning consents. Briefly comprises; Three good sized bedrooms, two reception rooms, modern kitchen, bathroom and en-suite shower room, large conservatory with stud wall across providing a separate space. Useful cellar room. Outside, the property occupies a large plot having ample parking to the front and off road parking to the rear also. There is a single garage and separate outbuilding providing a useful utility space and w.c, plus a further space that could be a home office/den or simply used as storage.

Internal viewing is essential to appreciate the size and scope of the property on offer.



ROOM DESCRIPTIONS

Entrance Hall

Part glazed entrance door to the rear, radiator and access to the loft space.

Reception Room 1

Double doors into the conservatory. Television point and radiator. Electric stove style fire set on a tiled hearth. Built in cupboards and fitted shelves. Coved ceiling.

Reception Room 2

Double glazed bay window to the front and radiator. Living flame gas fire set on a granite hearth and having a wooden surround.

Conservatory

Large space that spans the front of the property. Double glazed windows to three sides. Double doors out to the front. Radiator, power and light. Wooden floor and bar area.

Kitchen

Fitted approx. two years ago. Range of light grey base and wall units having a complementary granite work surface over. 1 1/2 bowl ceramic sink with mixer tap. Electric cooker point. Plumbing for slimline dishwasher, part tiled walls and feature radiator. Double glazed window to the rear.

Side Entrance

Part glazed entrance door to the side. Vaillant gas boiler and access to the cellar.

Cellar

Power and light. Tiled floor. Consumer unit and electric meter.

Bedroom 1

Double glazed windows to the front and side. Radiator.

En-Suite Shower Room

2 piece modern suite comprising of vanity sink unit and low level w.c. Step in shower cubicle having a mains shower over.

Bedroom 2

Double glazed window to the rear and radiator.

Bedroom 3

Double glazed window to the rear and radiator.

Family Bathroom

3 piece suite in white comprising of panelled bath, vanity sink unit and low level w.c. Large step in shower cubicle with mains shower over. Double glazed window to the rear, extractor fan and chrome heated towel rail. Tiled floor and fully tiled walls.

Outside

Gardens

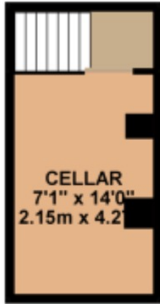
Gated access to the front leading to a large tarmac area providing ample parking for several vehicles. Artificial lawn and paved walkways. Single garage with up and over door. Personal access door and window to the side. Power and light. Outbuilding to the rear with utility area and w.c. Attached store room which could have a variety of uses such as home office. Double glazed windows and door. Cast iron wood burning stove. Enclosed garden to the rear with further parking provision. Gated access. Fence and hedge boundaries.



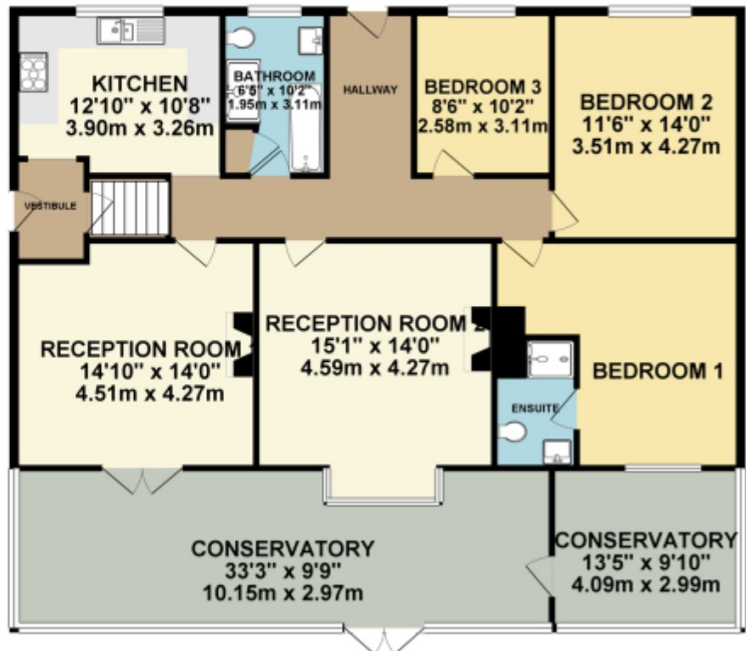
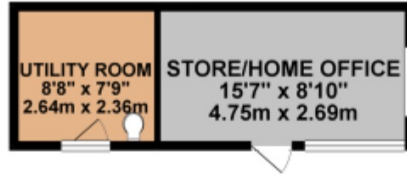
FLOORPLAN



BASEMENT 164.14 sq. ft.
(15.25 sq. m.)



GROUND FLOOR 1901.18 sq. ft.
(176.63 sq. m.)



TOTAL FLOOR AREA : 2065.32 sq. ft. (191.87 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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Sales Branch
 55, Bingley Road, Shipley, BD18 4SB
 01274 592280
 saltaire@kmmmaxfield.com