



St. Aidans Road, Baildon, Shipley, BD17 6AH

- Family Semi
- Attic Room
- Enclosed Rear Garden
- Extended
- 3 Bedrooms
- Superbly Presented

Asking Price £325,000



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DESCRIPTION

Hunters Estate Agents are delighted to offer to the market this extended family home. The property has extensive refurbishment by the current owners including a rear extension to create a large open plan living/kitchen. The property is conveniently located with Hoyle Court and Sandals Primary Schools within 0.5 miles and Titus School just over 1 mile away. Baildon Village and Shipley Town Centre are also within close proximity making it handy for day to day amenities. Transport links are in abundance locally with easy access to Shipley and Baildon Train Station, excellent Bus Routes to Leeds and Bradford City Centres and LBA is around 20 minutes drive. Internally the property briefly comprises entrance hallway, downstairs w/c, lounge, open plan living kitchen, first floor landing, 3 bedrooms, house w/c, the attic has been converted to create an extra room with fixed staircase (no building regs). Externally there is a front driveway, front garden and an enclosed rear garden with lawned and seating areas. Early viewing is advised.







Viewings

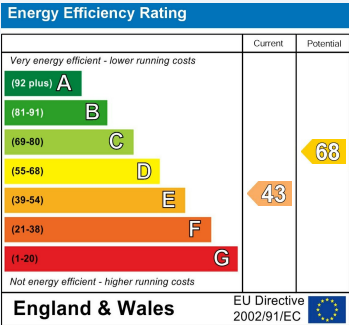
Please contact shipleyp@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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