



Collier Lane, Baildon Shipley BD17 5LN

welcome to

Collier Lane, Baildon Shipley

A beautifully presented four-bedroom detached family home with two en-suites, a large modern kitchen with utility room, lounge, mature gardens, garage, and driveway. Perfectly located in a sought-after residential area with excellent access to local amenities and schools.



Property Information

Entrance Hall

A welcoming hallway providing access to the kitchen, garage, WC, lounge, and stairs to the first floor.

Kitchen

18' 5" x 13' 9" (5.61m x 4.19m)

A spacious, well-equipped kitchen with a large island, wall and base units with worktops, stainless-steel sink, integral oven and hob with extractor fan, tiled flooring, spotlights, radiator, french doors to the side, access to the utility room, and multiple double-glazed windows flooding the space with natural light.

Living Room

18' 4" x 15' 3" (5.59m x 4.65m)

A bright and inviting space with double-glazed windows to the side and rear, double doors to the dining room, a feature fireplace, and solid wood flooring.

Dining Room

14' 4" x 12' 10" (4.37m x 3.91m)

A light-filled dining space with double doors to the rear garden, two rear-facing double-glazed windows, Velux windows, spotlights, a radiator, and solid wood flooring.

Utility Room

10' 6" x 4' 6" (3.20m x 1.37m)

A practical space with worktops, a sink, plumbing for a washing machine and tumble dryer, a side-facing double-glazed window, and doors providing access to both the kitchen and the outdoors.

W.C

A conveniently located WC featuring a wash basin, tiled walls, stained-glass window, and a hand towel rail.

Landing

A carpeted landing with stairs to the ground floor and a Velux window bringing in natural light.

Bedroom 1

14' 5" x 10' 10" (4.39m x 3.30m)

A spacious bedroom featuring three Velux windows, a side-facing double-glazed window, spotlights, a radiator, and access to an en-suite bathroom.

Ensuite

5' 11" x 5' 5" (1.80m x 1.65m)

A contemporary en-suite featuring a shower, WC, wash basin, tiled walls and flooring, and double-glazed windows to the rear and side.

Bedroom 2

13' 4" x 12' 4" (4.06m x 3.76m)

A bright bedroom with two Velux windows, carpeted flooring, spotlights, a radiator, and access to an en-suite bathroom.

Ensuite

A modern en-suite with a shower, WC, wash basin, tiled walls and flooring, hand towel rail, and double-glazed windows to the front and side.

Bedroom 3

15' 3" x 9' 1" (4.65m x 2.77m)

A bright bedroom with front and rear-facing double-glazed windows, carpeted flooring, spotlights, and a radiator.

Bedroom 4

12' 1" x 8' 11" (3.68m x 2.72m)

A cozy bedroom with a rear-facing double-glazed window, carpeted flooring, spotlights, and a radiator.

Bathroom

A family bathroom featuring a WC, bath, wash basin, and a rear-facing double-glazed window.

Garage

17' 1" x 9' 3" (5.21m x 2.82m)



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welcome to

Collier Lane, Baildon Shipley

- Four-bedroom detached family home in sought-after Baildon
- NO CHAIN
- Two en-suite bedrooms
- Large contemporary kitchen with utility room
- Living room flowing into dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

directions to this property:

From Holroyds Estate Agents in Baildon, head south along Northgate towards Baildon Bridge. At the roundabout, take the first exit onto Baildon Road, then turn left onto Collier Lane. Follow the lane to reach 2B Collier Lane, which will be on your left.

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

BAI101381 - 0005

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