



Ashfield Drive | Baildon | Shipley | BD17 6JA

Guide price £355,000

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WHITE**
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11 Ashfield Drive | Baildon
ShIPLEY | BD17 6JA
Guide price £355,000

A beautifully presented and substantially extended family home featuring a level South facing garden, converted garage and off-street parking for three cars.

Nestled within a secluded, sought after residential area and within walking distance of the train station plus catchment area for Baildon C of E Primary School, this inviting semi-detached home provides spacious accommodation arranged over two floors and enjoys captivating far reaching views.

- Three Double Bedrooms
- Open-Plan Dining Kitchen
- Generous Amount Of Off-Street Parking
- Lawned Gardens To The Front And Rear

With gas central heating, the accommodation comprises:

Ground Floor

Entrance Hall

10'6 x 5'10 (3.20m x 1.78m)

With a wood effect tiled floor, useful understairs cupboard and a window to the side elevation.

Sitting Room

12'6 (plus bay window) x 12'0 (3.81m (plus bay window) x 3.66m)

Connecting to both the entrance hall and dining kitchen and featuring a feature fireplace with stone hearth and a bay window. Sliding doors flow through to:



Forming part of a well-established residential area close to the town centre.



Dining Kitchen

18'4 x 11'4 (5.59m x 3.45m)

With underfloor heating to the kitchen area and comprising an extensive range of base and wall units with coordinating work surfaces and concealed lighting as well as a breakfast bar. Integrated appliances include an oven, four ring gas hob with hood over, fridge and a dishwasher. The dining area provides ample space for a table and chairs and adjoins:

Living Area

10'4 x 5'7 (3.15m x 1.70m)

A particularly versatile living space with French doors leading out to the rear garden.

Utility Room

11'7 x 6'4 (3.53m x 1.93m)

Including base units with coordinating work surfaces, plumbing for a washing machine, space for a dryer and a door to the garden.

Cloakroom

With a hand wash basin within vanity unit and w.c.

First Floor

Bedroom

15'5 x 9'7 (4.70m x 2.92m)

A particularly generous double bedroom featuring a range of recessed wardrobes with store cupboards over. Fantastic long distance views.

Bedroom

15'0 (into bay) x 11'7 (4.57m (into bay) x 3.53m)

A second double bedroom featuring a range of fitted wardrobes with fitted shelves and drawers. A bay window provides a pleasant outlook over the front garden.

Bedroom

11'7 x 8'5 (3.53m x 2.57m)

A third double bedroom including a dual aspect.

Bathroom

8'1 x 6'3 (2.46m x 1.91m)

Highly appointed and including a bath with shower over plus glass screen, hand wash basin within vanity unit, w.c and a heated towel rail.



Landing

With an airing cupboard, window to the side elevation and a hatch leading to a fully boarded loft.

Outside

Studio and Office

The garage has been creatively converted into a home studio and office.

The spacious home studio measures 14'6 x 8'8 and could serve several functions.

The office measures 8'8 x 3'7 and provides the perfect home working space separate from the main accommodation.

Front Garden

A well kept lawned front garden.

Rear Garden

A principally lawned, South facing rear garden featuring well-stocked flower beds and a block-paved seating area. A concealed paved area provides a useful storage area while there is also a garden shed and Wendy house.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

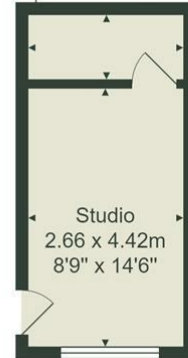


A standout feature is the converted garage, which now provides a sizeable home studio and adjoining office.





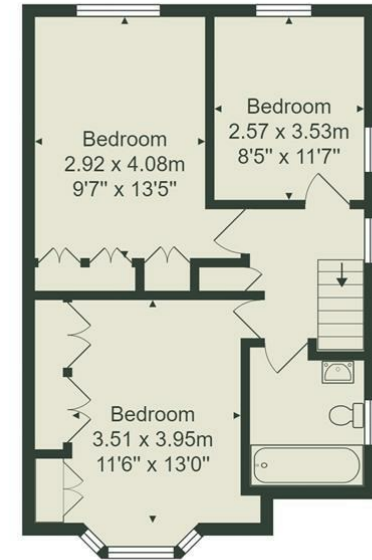
Office
2.66 x 1.10m
8'9" x 3'7"



Studio
2.66 x 4.42m
8'9" x 14'6"



Ground Floor



First Floor

Total Area: 101.0 m² ... 1088 ft² (excluding office, studio)

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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