

**4 Bed
House - Semi-Detached
located in Baildon**

7 Salisbury Avenue
Baildon
Shipley
BD17 5AA



4



3



4



C

£545,000

Wynn & Co Sales and Lettings are delighted to offer for sale this beautiful, extended, semi detached character home located on one of Baildon's most sought-after cul-de-sacs.

The property which is presented to such a high standard boasts spacious rooms throughout, a flexible layout, good sized private gardens with outdoor living, ample parking and a large garage.

The accommodation briefly comprises:- entrance porch, spacious entrance hall with storage and doors off to all ground floor rooms. Living room with walk in bay window to the front aspect, separate dining room which has been extended to now offer further living space, a feature window seat and French doors leading out onto garden. Further reception room currently used as a study but would also make a great ground floor bedroom, spacious kitchen/breakfast room with a large island / breakfast bar and a separate multi-use utility room/shower room. Stairs and landing lead off the entrance hall to two large double bedrooms with fitted wardrobes, further double bedroom with a dressing room off (previously a bedroom) and an ensuite shower room. A spacious family bathroom with a free standing bath and shower cubicle completes the first floor accommodation.

Externally there are wrought iron gates to a large driveway/parking area, low maintenance front garden, large garage and a private enclosed rear garden, with a deked seating area providing outdoor living.

Entrance Porch

Double glazed in UPVC with French external doors.

Entrance Hall

Glazed, panelled front door, with matching leaded and etched side panels opening into a spacious L-shaped hallway with wood laminate flooring, 'Georgian' style central heating radiator, coving to the ceiling and useful understairs storage.

Living Room

14'11" x 13'5" plus bay

Multi-fuel burner recessed into chimney breast with exposed brickwork and wooden surround. Coving to the ceiling and central heating radiator into a large walk in bay window to the front aspect.

Dining Room

20'7" x 10'9" plus recess

Extended dining room which now provides further living with seating area and window seat as feature. Living flame effect gas fire to surround and hearth with shelved recesses to either side of chimney breast, coving to the ceiling, 'Georgian' style central heating radiator and UPVC double glazed French doors with large side window panels onto the rear garden.

Study

10'2" x 8'7"

Multi-use room currently used as a study with central heating radiator and UPVC double glazed window to the rear aspect.

Kitchen / Breakfast Room

16'8" x 10'2"

Fitted with a large range of units to both high and low levels in grey with contrasting dark blue peninsular unit and breakfast bar. 'Quartz' worktops with matching low level splashbacks, concealed under unit lighting and inset sink unit with grooving for drainer and chrome mixer tap. Fitted double side by side oven with four ring hob over, integrated dishwasher and space for 'American' style fridge freezer. Feature drop lights over breakfast bar, spotlights to the ceiling, wood laminate flooring and dual aspect UPVC double glazed windows to the front and side.

Utility Room / WC

11'1" x 5'10"

Multi function room housing utility area with wooden worktop and both plumbing for washer and dryer under. Wall mounted central heating combi boiler, spotlights, tiling to floor and part tiled to walls. Shower cubicle with mains shower and chrome fittings including rainwater shower head and secondary hand held shower head. Feature 'Belfast' style sink unit with cupboard under and low level WC. UPVC double glazed side window with frosted glass.

Stairs and Landing

Staircase leads off the entrance hall with wooden balustrade to a landing area with UPVC double glazed side window and 'Georgian' style central heating radiator.



Bedroom One

10'0" x 9'10"

Double bedroom with central heating radiator under UPVC double glazed window to the front aspect. Internal access to ensuite shower room and opening to dressing room.

Dressing Room

8'7" x 8'2"

Previously the third bedroom before the extension and now a dressing room with fitted wardrobes and squared opening to bedroom area (could be separated with French doors if preferred) Central heating radiator and UPVC double glazed window to the front aspect.



Ensuite Shower Room

10'1" x 3'10"

Furnished with a white suite comprising a shower cubicle with a mains shower, chrome fittings, rainwater shower head and secondary hand held shower head. Circular sink unit sat proudly on a vanity unit with cupboards and a low level WC. Partly tiled to walls and a heated towel rail.



Bedroom Two

15'0" x 12'2" plus recess

Large double bedroom with open cast iron fire as feature. Fitted wardrobes to either side of chimney breast, coving to the ceiling and central heating radiator under UPVC double glazed window to the front aspect.

Bedroom Three

20'7" x 9'4" plus recess

Another large extended double bedroom with fitted with a large amount of wardrobes, bedside table and bedhead units. Central heating radiator under UPVC double glazed window to the rear aspect and dressing table set to recess.



House Bathroom

10'1" x 8'6"

Furnished with a white suite comprising a free standing bath with central chrome tap fittings and shower attachment. Separate shower cubicle with mains shower and again chrome fittings including rainwater shower head and secondary hand held shower head. Wash hand basin set to vanity unit and low level WC. Tiled flooring, part tiled to walls, stylish vertical central heating radiator and spotlights to the ceiling. UPVC double glazed window to the rear aspect with frosted glass.



Exterior

Low maintenance shale front garden with block paved border. Hedged boundary for privacy with double wrought iron gates which open onto a driveway with electric car charger, and room for numerous average size cars. Large detached garage with electric door and single gated access to rear. The rear garden is particularly private and mainly laid to lawn with mature shrubbed rear border and a large decked seating area providing great outdoor living.

Garage

19'6" x 11'8"

Electric garage door with power and light.



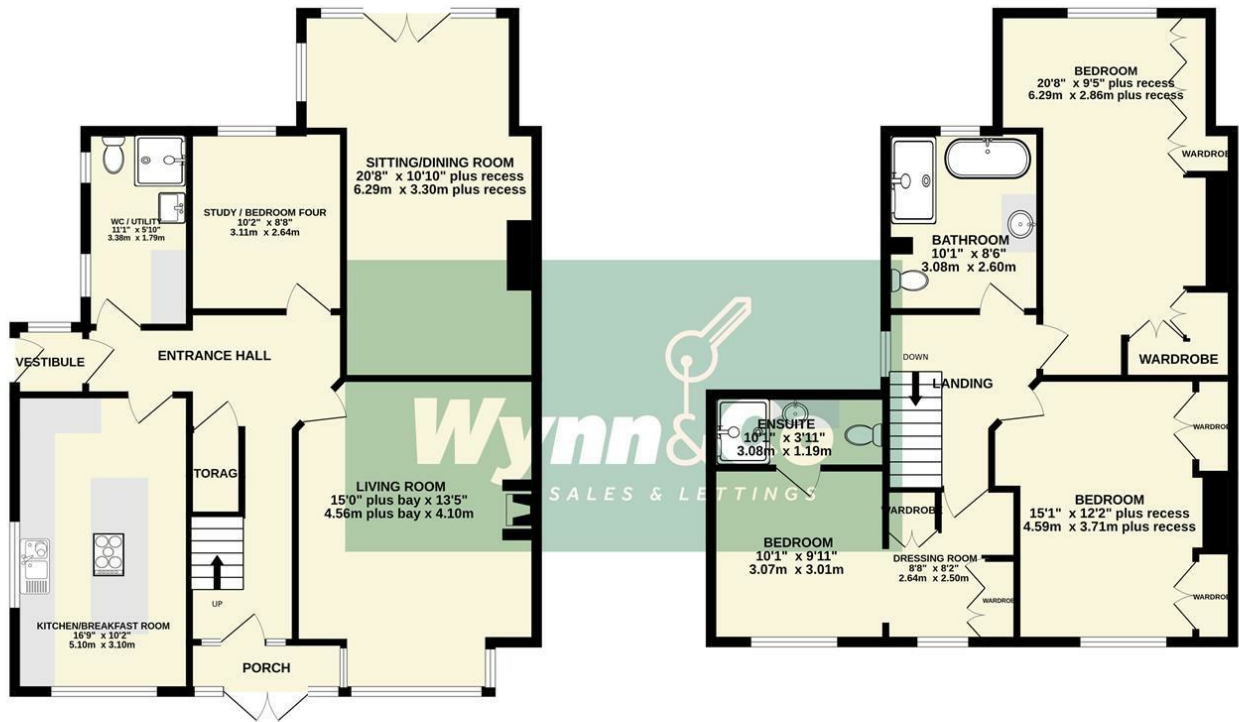


7 Salisbury Avenue, Baildon, Shipley, BD17 5AA



GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.

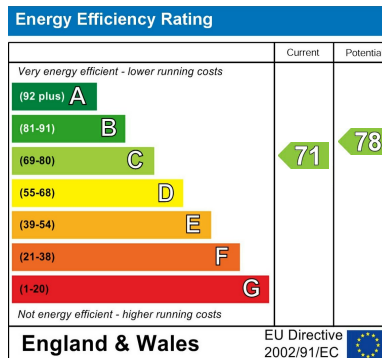
1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



EXTENDED THREE / FOUR BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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.
Made with Metropix ©2025



DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn & Co
Sales and Lettings