



Coverdale Way, Baildon, Shipley, West Yorkshire, BD17 6TE

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN & CONSERVATORY OPEN PLAN
- THREE BEDROOMS TO THE FIRST FLOOR & ONE TO THE SECOND FLOOR
- DRIVEWAY FOR SEVERAL CARS & GARAGE PARKING
- GAS CENTRAL HEATING
- ACCOMMODATION OVER THREE FLOORS
- THREE PIECE BATHROOM SUITE
- REAR GARDEN WITH PATIO AND POND AREA
- DOUBLE GLAZING
- COUNCIL TAX BAND C - EPC RATING GRADE C

Offers In The Region Of £230,000



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Nestled in the charming area of Coverdale Way, Baildon, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With accommodation spread over three floors, this property is ideal for families seeking space and versatility.

Upon entering from the porch, you are welcomed into a well-proportioned reception room, perfect for relaxing or entertaining guests. The kitchen is thoughtfully designed, providing ample space for culinary creations and family gatherings, with the kitchen being open plan through to the conservatory. The first floor has three inviting bedrooms, each offering a peaceful retreat for rest and relaxation.



The property also features a driveway that accommodates up to four vehicles, ensuring that parking is never a concern. The outdoor space is perfect for children to play or for hosting summer barbecues with friends and family.

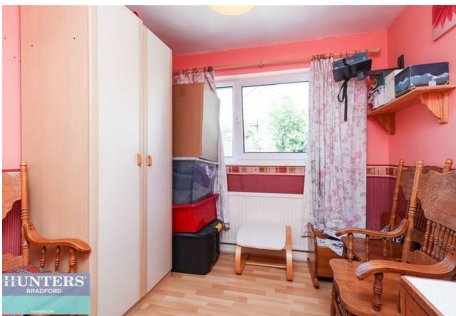
Located close to primary schools, one being, Baildon C of E Primary School, this home is perfect for families with young children, providing easy access to quality education. Additionally, local amenities are just a stone's throw away, ensuring that daily necessities are within easy reach. The property is also conveniently located near main transport links, making it simple to explore the surrounding towns and villages.

With a council tax band of C and an EPC rating of grade C, this property is not only comfortable but also energy efficient. This semi-detached house on



Coverdale Way is not just a home; it is a gateway to a vibrant community, offering both comfort and accessibility. Whether you are looking to settle down or invest, this property presents an excellent opportunity in the heart of West Yorkshire.

Don't miss the chance to make this lovely house your new home.



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GROUND FLOOR

Porch

Kitchen
14'7" x 8'3"

Conservatory
12'2" x 7'1"

Pantry

Living Room
16'8" x 14'7"

FIRST FLOOR

Landing

Bedroom 2
12'8" x 8'4"

Bedroom 3
10'1" x 9'11"

Bedroom 4
10'5" x 5'11"

Bathroom
6'0" x 5'11"

SECOND FLOOR

Bedroom 1
11'10" x 9'6"

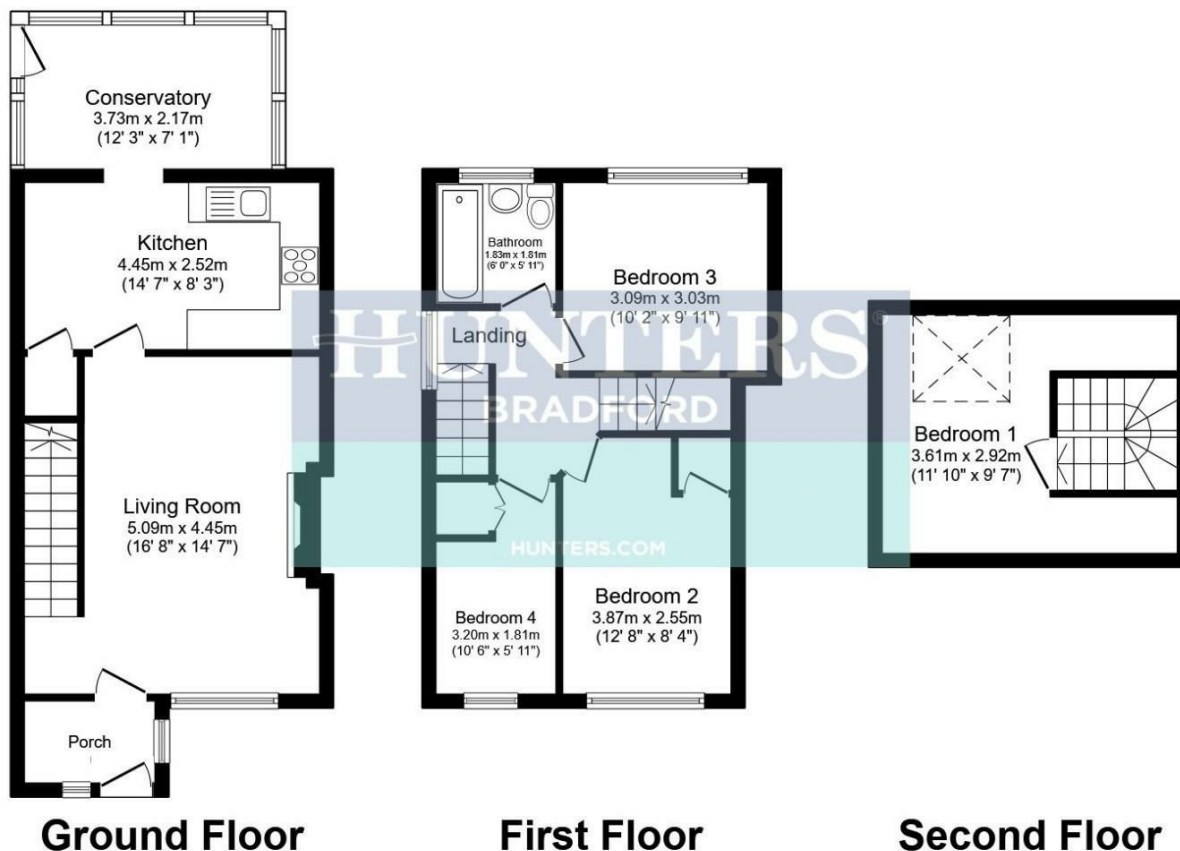
EXTERNAL

Front Garden

Rear Garden

Garage

Driveway



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

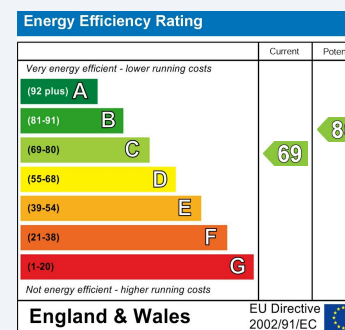
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.