



The Paddock, Baildon Shipley BD17 7LL

welcome to

The Paddock, Baildon Shipley

Situated in a highly regarded cul-de-sac is this four bedroom detached family home. Offering spacious accommodation throughout, the property has well maintained gardens offering an excellent degree of privacy. Driveway and garage. Double glazed windows and central heating throughout. Energy Rating: D



Situated in a highly regarded cul-de-sac is this four bedroom detached family home. Offering spacious accommodation throughout, the property has well maintained gardens offering an excellent degree of privacy. Within easy reach of Baildon shops, amenities, Golf Club and Moors. Internally comprises: entrance hall, living room, dining room and a generous size kitchen diner. The first floor has four bedrooms, bedroom one with en-suite shower room as well as a house bathroom. Driveway parking leads to a single integral garage and well maintained gardens to the front and rear. Double glazed windows and central heating throughout. Energy Rating: D



Ground Floor



First Floor

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

Entrance Hall

Living Room

15' 6" x 11' 7" (4.72m x 3.53m)

Dining Room

9' 8" x 8' 10" (2.95m x 2.69m)

Kitchen Diner

17' 7" x 8' 10" (5.36m x 2.69m)

Integral Garage

17' 10" x 9' 11" (5.44m x 3.02m)

First Floor Landing

Bedroom One

12' 7" x 9' 6" (3.84m x 2.90m)

En-Suite

9' 2" x 4' 8" (2.79m x 1.42m)

Bedroom Two

13' x 8' 10" (3.96m x 2.69m)

Bedroom Three

11' 2" x 11' 4" (3.40m x 3.45m)

Bedroom Four

10' x 8' 6" (3.05m x 2.59m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Gardens



view this property online williamhbrown.co.uk/Property/SHP110644



welcome to

The Paddock, Baildon Shipley

- Cul-de-sac position
- Four bedroom detached
- Spacious accommodation throughout
- Driveway parking & garage
- Gardens front & rear

Tenure: Freehold EPC Rating: D

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110644



Property Ref:
SHP110644 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk