



24 Dorchester Crescent, Baildon, Shipley, West Yorkshire, BD17 7LE
Asking Price £265,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED FAMILY HOME, with off-street parking located on a quiet cul-de-sac in Baildon, Bradford - BD17. With an open-plan dining lounge, a generous corner plot, and off-street parking leading to detached garage, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hall, dining lounge, kitchen, two double bedrooms, a single bedroom, bathroom and loft. Externally the property has a driveway to accommodate a minimum of three cars, a detached garage, a decking area, patio area and tiered garden to the rear. The property benefits from gas central heating and double glazing throughout, is within close proximity to local schools.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen



Cooking kitchen to the rear of the property with side access to driveway and domed entrance to dining lounge. The kitchen offers a great view to the garden, and is fitted with a good range of matching units and worktops. Space for/Appliances - hob with oven/grill, sink with drainer, fridge/freezer, washing machine.

Dining Lounge



Spacious open-plan dining lounge with dual-aspect to the front and rear of the property. With a central fireplace and space for a good-sized family table with chairs, a large suite and furniture.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front of the property. Offering space for a large bed with side tables and wardrobes.

Bedroom



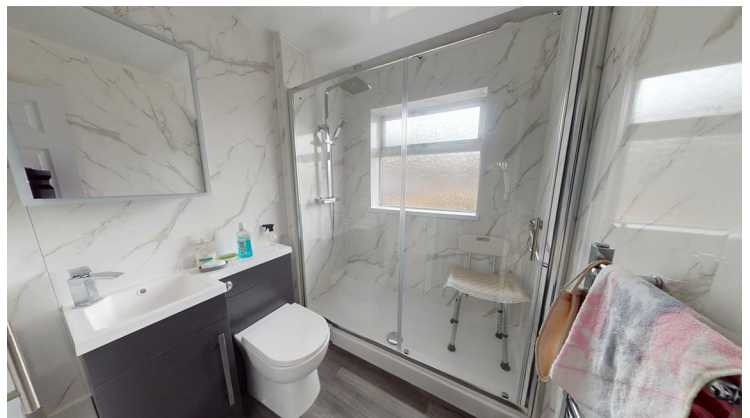
Second bedroom, a double room with a view to the rear of the property. With space for a large bed with side tables and wardrobes.

Bedroom



Third bedroom, a single room with a view to the rear of the property. Offering space for a single bed or home office for those working remotely.

Bathroom



Bathroom with matching three-piece suite - walk-in shower, wc, wash basin with unit and towel rail.

EXTERNAL



Rear



The property benefits from a generous corner plot with a tiered garden to the rear.

The garden offers a patio area leading from the property, a decking area ideal for outdoor seating, and finally shrubs/planting areas to the top tier.

Drive & Garage



Driveway to the front and side of the property offering parking for multiple cars.

The driveway leads to the detached double garage which has an up-and-over door and power supply.

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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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