



30 Moorland Avenue, Baildon, Shipley, BD17 6RW
£400,000

Available with NO ONWARD CHAIN is this magnificent DETACHED HOME ideally located on a much sought after Avenue, close to the centre of Baildon. The property requires some modernisation and offers a rare opportunity to create a bespoke home in a wonderful location.



COUNCIL TAX BAND - D

EPC RATING - TBC

A splendid two bedroom detached property which is located in a popular residential area close to the village of Baildon. The property briefly comprises of an entrance hallway, large living/dining room, kitchen, W.c and bedroom to the ground floor, a bedroom with balcony and a house bathroom to the first floor, and pleasant gardens to front and rear, off road parking and a large garage. Sitting on a good size plot, there is huge potential to reconfigure and extend (subject to necessary consents) the existing dwelling and create a fabulous family home.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds and Bradford. Motorway networks and Leeds Bradford Airport are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.

GROUND FLOOR

ENTRANCE HALLWAY

Light and spacious entrance area with a central heating radiator, useful storage cupboard and stairs to the first floor.

LOUNGE/DINING

Large main reception room, measuring over 28ft in length from front to back with a double glazed window to the front elevation and sliding doors to the rear. There is ample room for both sitting and dining areas. Two central heating radiators and a feature fire surround with electric fire.

KITCHEN

Fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer and double electric oven with ceramic hob and extractor fan over. Plumbing and space for a washing machine and a dishwasher, double glazed window and central heating radiator.

W.C

Ground floor cloakroom with a low flush wc and a hand wash basin. Vinyl flooring, double glazed window and a central heating radiator.

BEDROOM

Ground floor double bedroom with a built in wardrobe, double glazed window and a central heating radiator. This room has been adapted to accommodate those with limited mobility and has a shower area and hand wash basin on a vanity unit.

FIRST FLOOR

LANDING

Double glazed window, storage cupboard, further eaves storage and loft access.

BEDROOM

A fabulous bedroom with fitted wardrobes, two central heating radiators and double glazed sliding doors opening to the balcony.

BALCONY

A balcony area providing a pleasant place to sit out and enjoy the views across the rooftops and on to Baildon Moor.

BATHROOM

House bathroom fitted with a suite comprising of a low flush wc, hand wash basin and bath with shower and screen over. Storage cupboard, central heating radiator and a double glazed window.

EXTERNAL

The property sits on a good size plot with a paved garden to the front with an array of mature plants, trees and bushes. A drive way leads to the large garage with double height roof and door at the back allowing it to accommodate larger vehicles such as a caravan and providing ample storage and parking options. To the rear a fabulous established garden with patio, lawn and plants, trees and shrubs to the borders.

