



**28 Glenaire Drive, Baildon, Bradford, West Yorkshire, BD17 7LP**  
**Offers Over £300,000**

HAMILTON BOWER are pleased to offer FOR SALE this EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located in Baildon - BD17. With parking for multiple cars, an open-plan dining kitchen, two reception rooms and a generous garden, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hall, dining kitchen, lounge, dining room, conservatory, three first floor bedrooms, bathroom and loft. Externally the property has a gated driveway offering off-street parking, and a generous low-maintenance sun-trap garden to the rear complete with pond and storage area. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Kitchen



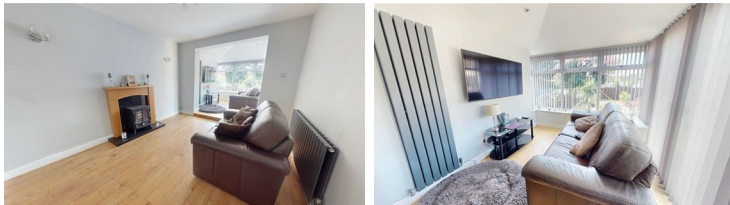
The hub of this family home, open-plan dining kitchen to the extended side of the property with access to the garden. The kitchen is fitted with a wide range of units with complementary worktops and splashbacks. Appliances include - induction hob with overhead extractor, oven/grill, dishwasher, fridge/freezer, washing machine and sink with drainer.

### Lounge



Spacious lounge to the front of the property with a bay window view. With laminate flooring, a central fireplace and ample room for a large suite.

### Living/Dining Room



Open-plan living/dining room to the rear of the property offering a second reception room with a view to the garden. With a central fireplace to the dining room, space for a family dining table with chairs and a suite.

## FIRST FLOOR

### Primary Bedroom



Good-sized primary bedroom with a view to the front elevation. Offering ample room for a large bed, side tables and full-length wardrobes.

### Bedroom



Second bedroom, a further double with a view to the front. With full-length fitted wardrobes and space for a double bed.

### Bedroom



Third bedroom, a single room with a view to the front. With fitted wardrobes, ideal for a child's bedroom or home office.

## Bathroom



House bathroom with tiled walls/flooring and matching three-piece suite - bath with overhead shower, wc, wash basin and towel rail.



Gated driveway to the front of the property offering parking for multiple cars.

## EXTERNAL



## Garden



Large garden to the rear of the property with access from the conservatory, kitchen or side of the property.

Mostly flagged offering a low-maintenance finish, with ideal space for this family home.

The garden features a pond to the side with raised decking, and also a storage area to the side of the property ideal for garden sheds as seen.

## Front

