



**Coniston Grove, Baildon, West Yorkshire, BD17 5RR**

**£159,950**

Excellent value 3 double bedroom home with attractive views. Decent sized garden. Highly convenient location. Requires full modernisation, and offers great potential.

**Dales & Shires**  
ESTATE AGENTS



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this well-located, 3 double bedroom house with gardens to three sides and attractive views. Now in need of complete refurbishment, this is a great opportunity to create your own ideal home. Features include: good-sized rooms, plentiful natural daylight, an elevated position, majority double glazing and gas central heating. We anticipate this property will appeal to a variety of buyers, and we advise an early viewing to appreciate the location, space, gardens, views, potential and value.

## PROPERTY SUMMARY

The accommodation includes a lounge, breakfast kitchen, three double bedrooms (2 on the first floor plus a loft bedroom) and bathroom. There is also plenty of useful storage. Externally, the property sits on a good-sized, elevated plot, with gardens to three sides. There is a large garage structure to the rear, ideal for storage/a workshop.

## LOCATION

The property is ideally located for convenient access into Saltaire, Baildon and Shipley and the many amenities on offer there – including shops, bars, cafes, supermarkets, schools, restaurants, and of course Salts Mill (offering arts, crafts, cultural and food options). The area offers residents and visitors attractive canal path walks along the Leeds and Liverpool Canal, sports & recreational space in Roberts Park, and easy access into 'Bronte Country'. Leeds & Bradford city centres are easily accessible, and offer an excellent further choice of shops, restaurants, bars and tourist attractions. The excellent local transport links (including Saltaire Railway Station) make this location a popular choice for commuters.

## DIRECTIONS

Sat Nav location: BD17 5RR.

## GROUND FLOOR

PVCu front door into the entrance vestibule. Staircase upwards and door to:

**Lounge** 13' 6" x 12' 5" (4.11m x 3.78m) max.

Spacious reception room with feature fireplace and front window. Door to:

**Kitchen** 13' 7" x 9' 0" (4.14m x 2.74m) max.

Fitted kitchen with enough space for a breakfast/dining table. Wall mounted Worcester boiler. Pantry cupboard and door to the side entrance and understairs storage.



## FIRST FLOOR

Landing with side window and store cupboard. Door and stairs up to the loft room.

**Bedroom One** 10' 5" x 10' 3" (3.17m x 3.12m)

Double bedroom with front window.

**Bedroom Two** 10' 5" x 11' 2" (3.17m x 3.40m) max.

Double bedroom with rear window.

**Bathroom** 6' 1" x 5' 5" (1.85m x 1.65m)

Fitted bath suite. Rear window.

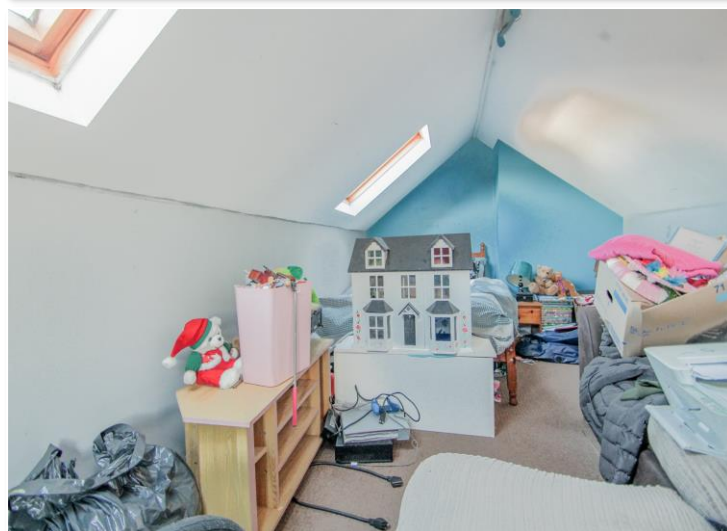


## SECOND FLOOR

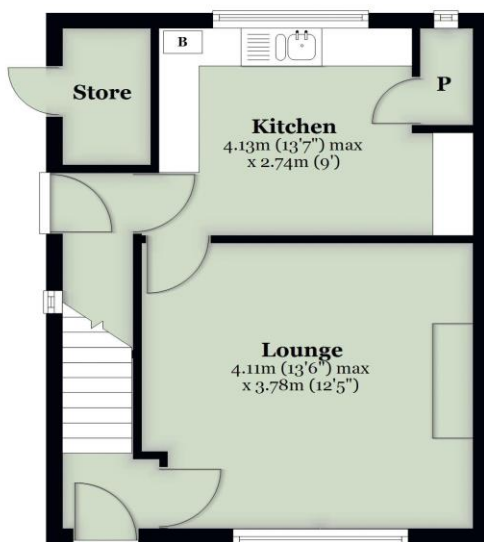
**Bedroom Three** 16' 0" x 9' 0" (4.87m x 2.74m)

overall floor area.

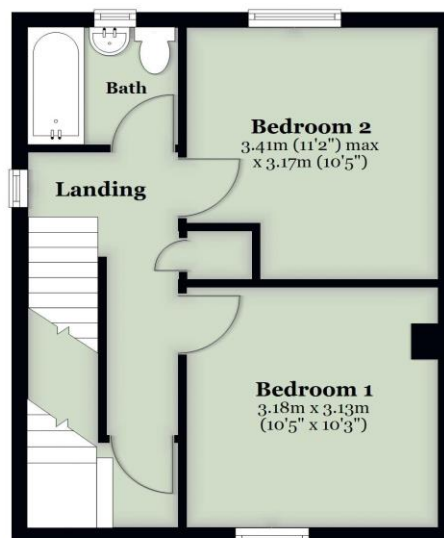
Double bedroom with two rear roof windows and side gable window.



Ground Floor



First Floor



Second Floor







### OUTSIDE

The property offers gardens to three sides, with attractive views from the front. The property is approached to the front via the paved footpath, which also provides immediate access to scenic riverside walks. There is vehicle access to the rear via Beech Crescent. At the rear of the garden is a large garage structure (measuring 15'10" x 14'2") with rear single garage door and side door.

### AGENT'S NOTES

We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, to ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

**Tenure:** Freehold.  
**Council Tax Band:** A.

These details were prepared / amended on: 12/12/2025

### PROPERTY TO SELL?

We sell successfully for clients throughout the UK. We can handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [dalesandshires.com](http://dalesandshires.com) for full details.

### Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**AGENT'S STANDARD DISCLAIMER**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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