



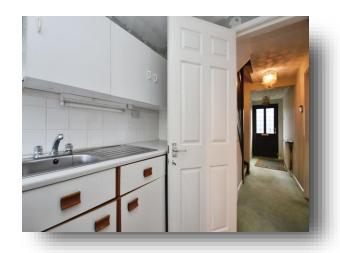


## welcome to

## **Amblers Row, Baildon Shipley**

Modern three-storey townhouse in a sought-after Baildon location, offering stylish living, a bright kitchen-diner with Juliet balcony and three well-designed bedrooms. Ideal for professionals, couples or small families.













# **Ground Floor** Hallway

A welcoming hallway offering access to the downstairs WC, useful storage cupboard, and stairs rising to the first floor. This space also connects directly to the integral garage and the utility room, enhancing everyday convenience. Finished with fitted carpet and a radiator, it provides a warm and practical entrance to the home.

#### Garage

17' x 8' 2" (5.18m x 2.49m)

A secure and practical integral garage offering power and lighting, ideal for parking, storage, or hobby use. The garage benefits from direct access to the hallway, providing convenient entry to the home and enhancing everyday functionality.

#### **Ground-Floor Wc**

A neatly presented downstairs toilet featuring a modern wash basin and WC, offering everyday convenience for residents and guests. Positioned just off the hallway, it provides easy access from the ground-floor rooms and integral garage, making it a practical addition to the home's layout.

#### Utility

7' 7" x 5' 11" ( 2.31m x 1.80m )

A practical ground-floor utility space fitted with a sink and work surface, ideal for laundry and household tasks. Positioned for easy access from the hallway, it provides a useful, dedicated area that helps keep the main living spaces clutter-free.

#### **Bedroom Three/Office**

9' 2" x 8' 10" ( 2.79m x 2.69m )

A bright and versatile ground-floor bedroom, featuring patio doors that open directly onto the garden and flood the space with natural light. Its flexible layout makes it equally suitable as a comfortable sleeping space or a practical home office.

#### **First Floor**

#### Kitchen/Diner

14' 5" x 12' 8" ( 4.39m x 3.86m )

A stylish and well-appointed kitchen—diner featuring contemporary units, generous worktop space, and room for a dining table. Designed as a bright and practical hub of the home, it enjoys a charming Juliet balcony that brings in natural light and adds an elegant touch to this inviting space.

#### **Living Room**

14' 5" x 12' 8" ( 4.39m x 3.86m )

A bright and welcoming living room featuring an attractive bay window that fills the space with natural light. This well-proportioned room offers a comfortable setting for everyday relaxation and provides an elegant focal point at the front of the home.

#### Second Floor Bedroom One

13' 1" x 11' 2" ( 3.99m x 3.40m )

A spacious double bedroom featuring built-in wardrobes that offer excellent storage while keeping the room uncluttered. Well-proportioned and comfortable, it provides an ideal setting for restful sleep and everyday convenience.

#### **Bedroom Two**

12' 6" x 7' 10" ( 3.81m x 2.39m )

A well-proportioned second double bedroom that offers a comfortable and adaptable space, perfect for use as a guest room. Bright and neatly presented, it can be easily tailored to suit a variety of lifestyles.

#### **Family Bathroom**

7' 9" x 6' 7" ( 2.36m x 2.01m )

A fully tiled bathroom suite featuring a modern bath with overhead shower, wash basin and WC. The space includes a heated radiator for added comfort and is finished in a clean, contemporary style, creating a practical and inviting room for everyday use.





#### welcome to

## **Amblers Row, Baildon Shipley**

- Three-storey modern townhouse in a sought-after **Baildon location**
- Ground-floor integral garage providing secure parking and storage
- Convenient downstairs WC
- No upward chain
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: C

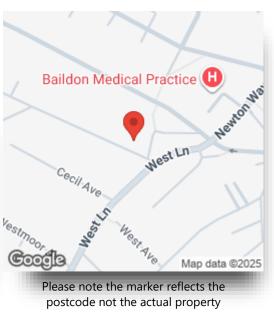
quide price

## £230 000









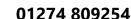
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