



Amblers Row, Baildon Shipley BD17 5NL

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.



check out more properties at holroydsestateagents.co.uk



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

guide price

£230 000



Please note the marker reflects the postcode not the actual property

check out more properties at holroydsestateagents.co.uk



Property Ref:
BA1101428 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroyds is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01274 809254



baildon@holroydsestateagents.co.uk



21-23 Westgate, Baildon, SHIPLEY, West Yorkshire, BD17 5EH



holroydsestateagents.co.uk