



Coverdale Way, Baildon SHIPLEY BD17 6TE

welcome to

Coverdale Way, Baildon SHIPLEY

A beautifully presented three-bedroom semi in the heart of Baildon, offering a spacious lounge, modern kitchen-diner and a sunny south-east-facing garden. With a driveway, updated electrics and great access to schools, shops and transport, it's an ideal home for modern family living.



Entrance Hall

A welcoming entrance hall offering access to the lounge, with useful built-in storage that helps keep the space neat and organised. Bright and inviting, it sets the tone for the rest of the home.

Lounge

A spacious and welcoming lounge featuring a large double-glazed window to the front, allowing plenty of natural light to fill the room. The space includes stair access to the first floor and a doorway leading through to the kitchen/diner. Finished with a modern feature fireplace, central radiator, and soft carpeted flooring, it offers a comfortable setting for everyday living.

Kitchen

A bright and modern kitchen/diner featuring a double-glazed window to the rear and French doors opening directly onto the garden, allowing plenty of natural light to flow through the space. The room is fitted with a gas hob, electric oven, and practical laminate flooring, offering an ideal setting for family meals and entertaining. This sociable layout provides a seamless connection between indoor and outdoor living.

Bedroom One

A well-proportioned double bedroom featuring a double-glazed window to the front, allowing plenty of natural light into the space. Finished with a radiator and carpeted flooring, it offers a comfortable and inviting setting.

Bedroom Two

A bright bedroom featuring a double-glazed window to the rear, offering pleasant views and plenty of natural light. Finished with a radiator and carpeted flooring, it provides a comfortable and versatile space.

Bedroom Three

A bright single bedroom featuring a double-glazed window to the front, allowing natural light to enhance the space. Finished with a radiator and

carpeted flooring, it offers a comfortable and versatile room ideal for a child's bedroom, home office, or dressing room.

Family Bathroom

A modern family bathroom featuring a double-glazed window to the rear, providing natural light and ventilation. The room includes a bath with overhead shower, WC, and wash basin, all complemented by tiled walls and tiled flooring for a clean, contemporary finish.



view this property online holroydsestateagents.co.uk/Property/BAI101559



welcome to

Coverdale Way, Baildon SHIPLEY

- Modern three-bedroom semi in sought-after Baildon
- Spacious lounge and stylish kitchen-diner
- French doors opening to south-east-facing garden
- Patio and generous lawn ideal for families
- Driveway providing off-street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online holroydsestateagents.co.uk/Property/BAI101559



Property Ref:
BAI101559 - 0004

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



01274 809254



baildon@holroydsestateagents.co.uk



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



holroydsestateagents.co.uk