



Woodcot Avenue, Baildon Shipley BD17 6QS

welcome to

Woodcot Avenue, Baildon Shipley

A bright three-bedroom semi with a conservatory and a huge south-facing garden. Complete with a log burner, garage and driveway, it's a perfect family home.



Entrance Hall

A welcoming hallway featuring a radiator and laminate flooring, with access to the stairs as well as the living and dining room.

Living/Dining Room

A bright, spacious room featuring a large bay-fronted double-glazed window, laminate flooring and a radiator for year-round comfort. The living area includes a cosy log burner and flows seamlessly into the open dining space, with French doors leading directly into the conservatory.

Conservatory

A bright and airy space with laminate flooring, featuring French doors that open directly onto the garden, making it an ideal spot to relax and enjoy the outdoors.

Kitchen

A well-appointed kitchen featuring a double-glazed front window, stainless steel sink, gas hob with electric oven, and laminate flooring for easy upkeep. A radiator provides warmth, while the side door offers direct access to the driveway and garage. The generous understairs storage, currently used as a pantry, adds valuable extra space.

Bedroom One

A spacious front-facing double bedroom featuring a double-glazed window, a radiator, soft carpeted flooring and fitted wardrobes with sleek glass sliding doors for ample storage.

Bedroom Two

A comfortable rear-facing bedroom featuring a double-glazed window, soft carpeted flooring, and a radiator for added warmth.

Bedroom Three

A front-facing bedroom featuring a fitted wardrobe, double-glazed window, cosy carpet and a radiator, making it a practical and comfortable space.

Bathroom

A modern family bathroom featuring a bath and separate shower, with fully tiled walls and flooring for a clean, durable finish. It includes a rear double-glazed window, WC, wash basin and a heated towel rail for added comfort.



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welcome to

Woodcot Avenue, Baildon Shipley

- Three-bedroom semi-detached home
- Spacious south-facing garden
- Light-filled conservatory
- Cosy log-burner lounge
- Garage and driveway

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers over

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BAI101554 - 0002

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