



**Netherhall Road, Baildon SHIPLEY BD17 6QE**

**welcome to**

**Netherhall Road, Baildon SHIPLEY**

A charming three-bedroom semi-detached family home featuring a cosy living room and dining room, each with its own log burner, plus a large garden and driveway. Separate kitchen, generous understairs storage and a warm, welcoming feel make this an ideal home for families.



### **Porch**

A practical entrance porch offering a dedicated space for storing shoes and coats, helping keep the main hallway tidy and organised.

### **Entrance Hall**

A welcoming hallway offering access to the living room, dining room and kitchen, with stairs leading to the first floor. Finished with laminate flooring for a clean, modern look.

### **Living Room**

A bright and comfortable space featuring a double-glazed front window, soft carpet underfoot, a central radiator, and a charming log burner that creates a warm, inviting atmosphere.

### **Dining Room**

A bright rear-facing dining space featuring a double-glazed window overlooking the garden, laminate flooring, a cosy log burner, and a radiator for year-round comfort.

### **Kitchen**

A practical kitchen fitted with a gas hob and oven, featuring a double-glazed rear window that brings in plenty of natural light. It includes a stainless steel sink, lino flooring for easy maintenance, and a convenient side door providing direct access to the garden and driveway. The generous understairs storage is currently used as a pantry, offering excellent extra space.

### **Bedroom One**

A spacious front-facing double bedroom featuring a double-glazed window, original exposed floorboards adding character, and a radiator providing comfortable warmth.

### **Bedroom Two**

A well-proportioned rear-facing bedroom featuring a double-glazed window, soft carpet for added comfort, and a radiator to keep the space warm and welcoming.

### **Bedroom Three**

A cosy front-facing bedroom featuring a double-glazed window, carpeted flooring, a radiator, and convenient loft access for additional storage.

### **Bathroom**

A bright and practical bathroom featuring a double-glazed side window, WC, wash basin and a bath with overhead shower. It also offers built-in storage housing the boiler, which remains under warranty, along with a heated towel rail and tiled flooring for a clean, modern finish.



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welcome to

## Netherhall Road, Baildon SHIPLEY

- Three-bedroom semi-detached family home
- Cosy living room with log burner
- Separate dining room with second log burner
- Large garden offering excellent outdoor space
- Driveway providing off-road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BAI101408 - 0003

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