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SIMPSON



**MILNER ROAD, BAILDON, BD17 5JB**

A tastefully presented and extended three bed semi detached occupying an enviable elevated position. Having long distance views across the valley to the front, this superb property has gardens to the front and rear; the rear garden being of particular note. No chain.

**Asking Price £169,950**



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**A tastefully presented and extended three double bedroom semi detached home occupying an enviable elevated position. Having glorious long distance views across the valley to the front, this superb property has gardens to the front and rear; the rear garden being of particular note. No chain.**

**The property is located in a popular and well regarded area of Baildon, Saltaire and Shipley. Baildon Village has a good selection of shops, restaurants, library and Community Gardens and is a short drive from Baildon Moorside. The local railway station is within a short distance providing links to Leeds and Bradford and their commercial and educational facilities. The M1 and M62 motorway network is easily accessible for those wishing to travel further afield.**

## **ACCOMMODATION**

**The property benefits from GAS FIRED CENTRAL HEATING and SEALED UNIT DOUBLE GLAZING throughout.**

### **GROUND FLOOR**

Front entrance door leads into:-

#### **ENTRANCE HALL**

Window to front elevation, understairs storage cupboard, and staircase leading up to the first floor.

#### **LIVING ROOM 19'11" x 9'3" (6.07m x 2.82m) (min)**

Window to front elevation, patio doors out to the rear garden, two radiators, laminate flooring and inset ceiling spotlights.

#### **DINING KITCHEN 18'11" x 14'6" (5.77m x 4.42m) (max)**

An impressive room having windows to front and rear elevations, patio doors out to the rear garden, two radiators, oak flooring, inset ceiling spotlights, extensive fitted Wickes high gloss white kitchen units at base and wall level, incorporating cupboards, drawers and pan drawers, having complementary solid oak work surfaces and splashback tiling, space for cooker with extractor over, space and plumbing for washing machine, integral dishwasher, fridge and freezer, under cabinet lighting, ambient colour changing lighting over cabinets and at plinth level, recessed storage cupboards and shelves to alcove.

### **FIRST FLOOR**

#### **LANDING**

Access to loft, being fully boarded and having pull down ladder and light.

#### **BEDROOM ONE 13'3" x 9'6" (4.04m x 2.90m) (to wardrobe)**

A generously proportioned bedroom, presented with a hotel finish, having two windows to the front elevation having spectacular views, radiator, inset ceiling spotlights, mirror fronted fitted wardrobes to one wall, door to shelved overstairs storage cupboard.

#### **BEDROOM TWO 10'11" x 9'9" (3.33m x 2.95m)**

Window to rear elevation overlooking the garden, radiator, two wall light points, inset ceiling spotlights, doors to storage cupboards.

#### **BEDROOM THREE 16'1" x 6'11" (4.90m x 2.10m)**

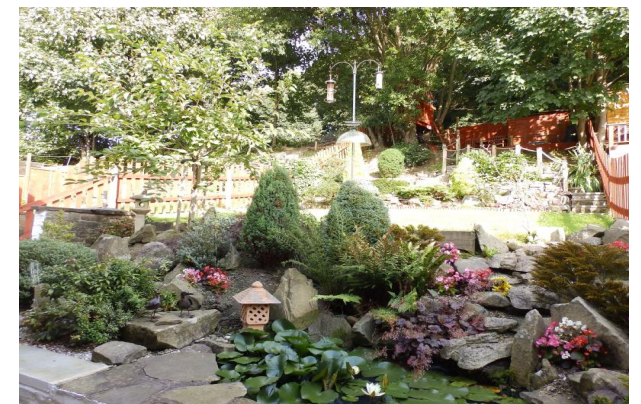
Currently used as a large home office having windows to both front and rear elevations, two radiators, inset ceiling spotlights, laminate flooring.

#### **BATHROOM**

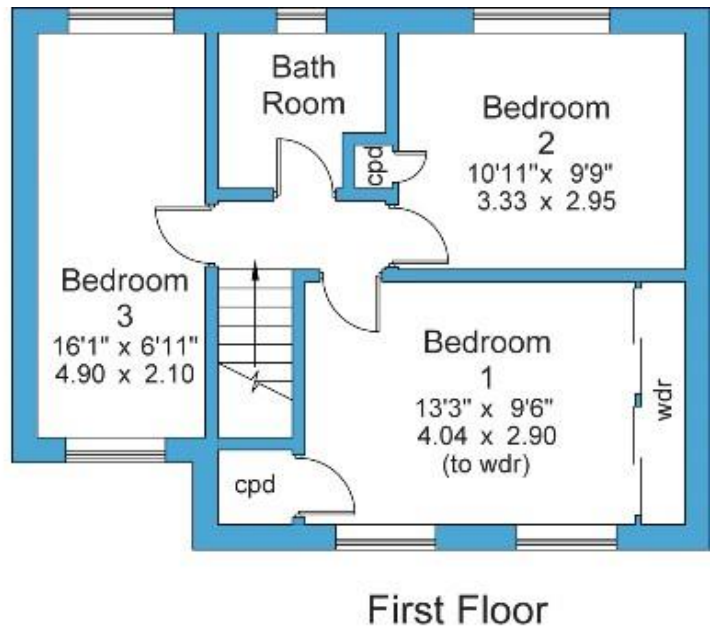
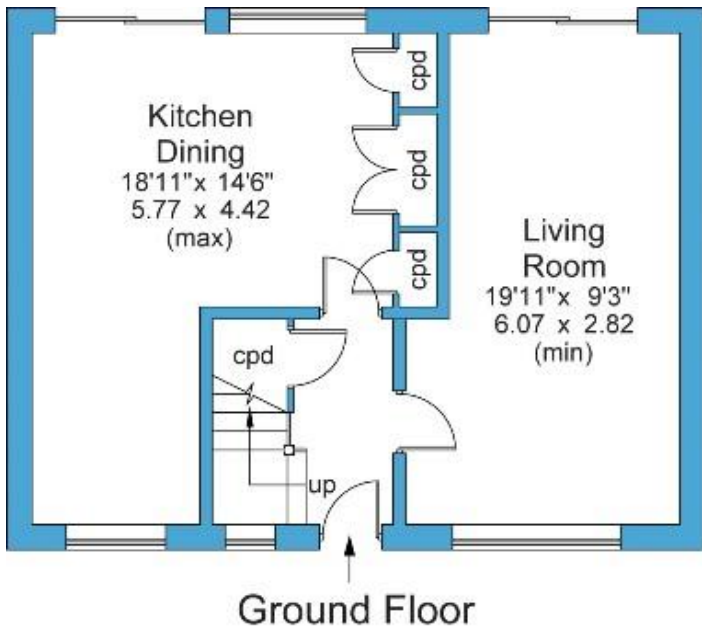
Part tiled with window to rear, wall mounted chrome central heating towel radiator, three piece bathroom suite comprising panelled bath with electric shower over, wash hand basin and low level WC set into vanity unit, ceramic tiled floor, extractor fan.

### **OUTSIDE**

**The house is elevated from the road and to the front lies a neat garden, mostly laid to lawn, with steps, having wrought iron railings, leading up to the front entrance. To the rear lies a tiered garden, beautifully maintained and offering a great deal of privacy. Adjacent to the house there is a paved patio area with raised beds having shrubs and a water feature. Steps lead up to the upper tiers of the garden which are mostly laid to lawn with mature trees surrounding. The upper tier of the rear garden offers long distance views across the tops of the houses.**







Approx Gross Floor Area = 1002 Sq. Feet  
 = 92.89 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>67</b>	<b>England &amp; Wales</b>
		<b>82</b>	EU Directive 2002/91/EC
			<b>78</b>
			<b>63</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Additional Information**

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