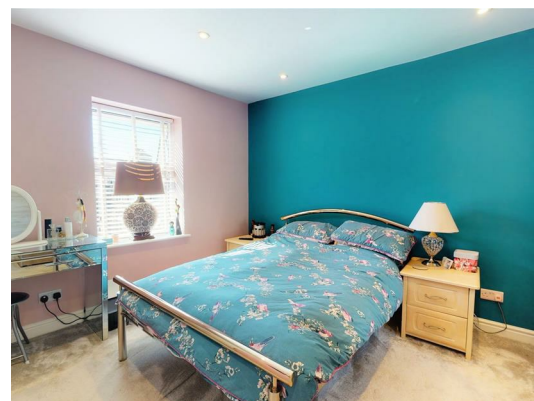




**9 East Parade, Baildon, Shipley, West Yorkshire, BD17 6LY**  
**Offers Over £185,000**

Set in the heart of the highly desirable Baildon, is this much improved two bedroom, end of terrace property. Having undergone a 'back to brick' renovation which commenced in 2020, the property offers stylish living and high quality fixtures and fittings throughout.





EPC - D

COUNCIL TAX BAND - C

This charming two bedroom end of terrace property has been extensively improved to provide ready to move in to accommodation and is positioned close to the local amenities and transport links in Baildon. Internal inspection is essential to appreciate the superior finish and attention to detail which make the property stand out from the crowd. Comprising of entrance hall and open plan lounge/kitchen diner to the ground floor with two bedrooms and a house bathroom to the first floor. There is parking available for 2/3 vehicles to the exterior.

## GROUND FLOOR

### ENTRANCE HALL

Entrance area with central heating radiator, laminate flooring and stairs to the first floor.

### LOUNGE/KITCHEN DINER

A most splendid room which provides a real wow factor, the open plan space has double glazed windows to both front and rear with laminate flooring throughout. The lounge area has a coal effect gas fire set within a chimney breast. The kitchen has a range of high quality fitted wall and base units to three sides with contrasting granite work surfaces over. A range of integrated appliances include an electric double oven, ceramic hob with extractor over, washer dryer, microwave, fridge and freezer. There is a breakfast bar seating area with granite top, two central heating radiators, useful under stairs storage cupboard and a door to the rear elevation.

## FIRST FLOOR

### LANDING

### BEDROOM

Double bedroom to the front elevation with built in storage, double glazed window and central heating radiator.

### BEDROOM

A second bedroom this one to the rear elevation with double glazed window, central heating radiator and built in storage. There is access, via a pull down ladder, to a loft space which is part boarded and offers additional storage options.

### BATHROOM

A modern fitted bathroom suite in white with bath with shower over and curved glass screen, hand wash basin on a vanity unit and low flush W.c. Heated towel rail, tiled flooring and double glazed window.

### EXTERNAL

Set at the end of a characterful row of terraced properties, there is parking to both front and rear.

