



166 Higher Coach Road, Baildon, Shipley, BD17 5SQ
Asking Price £240,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM SEMI-DETACHED PROPERTY located in Baildon - BD17. With a contemporary dining kitchen, garden outhouse with shower room, and within walking distance to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; utility porch, dining kitchen, living room, WC, two double bedrooms and a single, bathroom and loft. Externally the property has a low-maintenance garden to the rear, a outhouse to the side with power and a shower room, an astroturf front garden, and a gated driveway offering private off-street parking. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

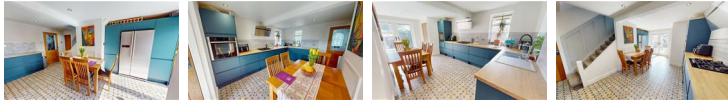
GROUND FLOOR

Utility Porch

Utility porch to the front of the property with access through to the dining kitchen.

With power/plumbing for appliances, space for coat and shoe storage and kitchen overflow.

Dining Kitchen



Spacious contemporary dining kitchen with open staircase and access to the ground floor WC and rear garden.

Fitted with a wide range of quality units with complementary butcher block worktops and tiled splashbacks.

Appliances - american style fridge/freezer, gas hob with extractor, dishwasher, oven/grill, sink with drainer.

The room offers ample space for a family dining table with chairs.

Living Room



Good-sized living room with dual-aspect to the front and rear allowing for good natural lighting.

With a central stove with exposed brick surround, alcove storage and space for a large suite and desk as seen.

WC

Ground floor WC with wash basin, accessible from the dining kitchen.

FIRST FLOOR

Primary Bedroom



Spacious primary bedroom with a view to the front of the property.

With two storage cupboards, and space for a large with side tables and dressing furniture.

Bedroom



Second bedroom, a further double with a view to the front of the property.

With space for a double bed with side tables, wardrobes and desk.

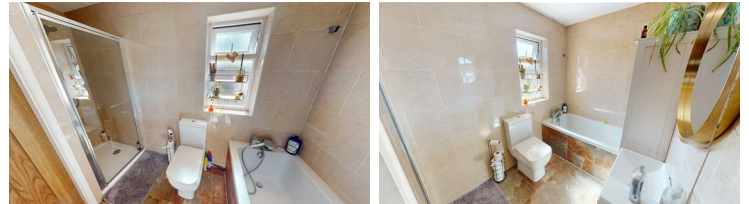
Bedroom



Third bedroom, a single room to the rear of the property.

Ideal for a child's bedroom or home office with ample room for a single bed with dressing furniture.

Bathroom



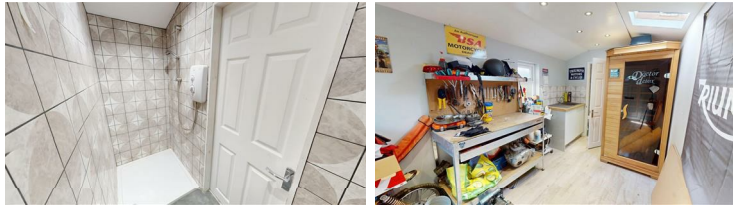
Tiled house bathroom with frosted window to the rear of the property.

Fitted with a matching four-piece suite - corner shower, bath, wc, wash basin, towel rail - ideal for this family home.

EXTERNAL



Outbuilding



The property has a wooden-clad outbuilding to the side of the property at the end of the driveway.

Currently used as a workshop, but with previous use as a salon, with a power & plumbing supply offering versatile use.

The outbuilding has a view to the side, a skylight window and a shower room with WC to the back.

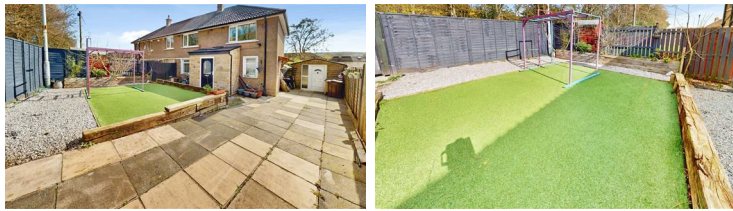
Rear



Low-maintenance garden to the rear of the property with access from the kitchen via french doors.

Offering an ideal area for outdoor seating, with boundary fencing and hedging offering great privacy.


Front



Large garden and driveway to the front of the property with the outbuilding to the side.

The garden has a central astroturf lawn offering a low-maintenance approach, with a flagged area surround.

The driveway has double gates from Higher Coach Road and offers off-street parking for two cars.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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