



41 Glenaire Drive, Baildon, Shipley, West Yorkshire, BD17 7LP
Asking Price £249,950

HAMILTON BOWER are pleased to offer FOR SALE WITH NO ONWARD CHAIN this well-presented THREE BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking and traditional features located in Baildon, Bradford - BD17. With a large plot offering ample off-street parking, an open-plan dining kitchen, and within close proximity to local primary and secondary schools, we expect this property to be popular with family buyers seeking a property in the area. Internally comprising; entrance hall, dining kitchen, lounge, two double bedrooms, single bedroom/office, bathroom and loft. Externally the property has a large plot which offers parking for at least three cars, and good-sized gardens to the front and rear. The property has fantastic transport links nearby with Saltaire & Shipley train stations and local bus routes easily accessible. Also within a short walk to beautiful rural spaces - Shipley Glen and Baildon Moor and the World Heritage site - Roberts Park and Saltaire village which offers lovely cafes, restaurants and shops. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hall

Entrance hall with access to all ground floor rooms and first floor staircase.

Dining Kitchen



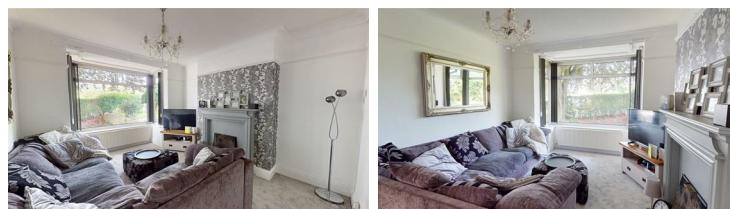
The hub of this family home, open-plan dining kitchen with central island and french doors to the garden.

The kitchen is fitted with a good range of matching white units with complementary butcher block worktops and tiled splashbacks.

Appliances include - fridge/freezer, hob with overhead extractor, oven/grill and sink with drainer.

Offering space for a good-sized table with chairs to the dining area as seen.

Lounge



Good-sized lounge to the front of the property centred around a gas fireplace.

Offering space for a large suite or L-shaped sofa as seen.

FIRST FLOOR

Primary Bedroom



Primary bedroom to the rear of the property with a view to the garden.

Offering ample space for a large bed, side tables and wardrobes.

Bedroom



Second double bedroom, with a view to the front elevation.

Offering ample space for a large bed, side tables and wardrobes.

Bedroom



Third bedroom, a single room ideal for a child's bedroom or home office.

Bathroom



House bathroom with a matching four-piece suite as seen - corner shower, bath, wc, wash basin and towel rail.

EXTERNAL

Rear Garden



Good-sized garden to the rear of the property with side access or via the dining kitchen's french doors.

With decking leading from the property and to the far end, offering two areas for outdoor seating.

Also with a central lawn, boundary fencing and surrounding shrubs.

Front & Driveway



The property offers multiple off-street parking spaces to the front and side of the property, ideal for this family home. Also to the front with a lawn, boundary hedging offering good privacy and a mature tree.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	