



LANSDOWNE CLOSE,  
BAILDON, SHIPLEY,  
BD17 7LA

£255,000

3 Bedroom House

EPC Rating: C

LINLEY &  
SIMPSON

ATTENTION! Available for sale is this impressive FAMILY HOME which will be suitable for a range of buyers. Located in a lovely residential cul-de-sac in BAILDON; this extended three bedroom semi has been IMMACULATEDLY REDESIGNED from top to bottom and will be a lovely home for any lucky buyer.

The town of Baildon is an idyllic, leafy suburb in West Yorkshire. Famed for the beautiful walks in nearby Baildon Moor and its traditional, quaint town centre, Baildon appeals to people of all ages and walks of life. Baildon is very well connected to Bradford City Centre but is generally better associated with Leeds due to its fantastic road and rail links to Guiseley and then Leeds beyond it. Baildon is mentioned in the Domesday Book and there are still remnants of settlement as far back as the Iron Age so it is a township which is not short of tradition and history; however today it is a popular and modern town with amenities aplenty. Demand to live in Baildon is consistently high and in our minds will only grow over the coming years ... come for a visit and find out why!

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL AND DOWNSTAIRS W.C**

Entrance to the house at the front leads into a welcoming hallway. To the side (which is more commonly used for access) leads into the beautiful kitchen which links to the entrance hall too which benefits a downstairs W.C and also benefits a useful cloakroom.

#### **LIVING ROOM**

To the front of the ground floor there is a warm and cosy living room. This room is flooded with natural light via the large front facing window. There is an eye catching fire and like the rest of the ground floor, the living room benefits an 'Engineered Wooden Oak Floor' which is beautiful and practical for day to day family life.

#### **KITCHEN/ DINER AND EXTRA RECEPTION ROOM**

Accessed to the rear of the ground floor are three rooms which are all now open plan. There is the fantastic kitchen which is custom built for the house and benefits beautiful, solid granite worktops and fantastic floor and wall unit space. The original dining room has been converted into a fantastic room which can be utilised a number of different ways. There is a lot of built in storage in this room continuing on from the kitchen. To the rear of the original dining room is a rear extended room which currently houses a dining table and has French Doors leading outside.

### **FIRST FLOOR**

#### **MASTER BEDROOM**

The master bedroom is a large double bedroom which is located to the rear of the first floor. There is a large rear facing window which has a fantastic view of the rear garden and the beautiful woodland behind the garden. The master bedroom is actually slightly smaller than the second bedroom but due to the lovely view, this is preferred as the master by the current owner.

#### **SECOND BEDROOM**

To the front of the first floor is the second, large double bedroom. This is a great sized room with a large front facing window. The view over the houses opposite looks out onto meadows opposite and even though the window is road-side, still feels very private.

#### **THIRD BEDROOM**

There is a third bedroom which is a good size single bedroom/ ideal home office space.

#### **HOUSE BATHROOM**

The house bathroom is located on the rear of the first floor and currently houses a three-piece suite. It is a nice big space.

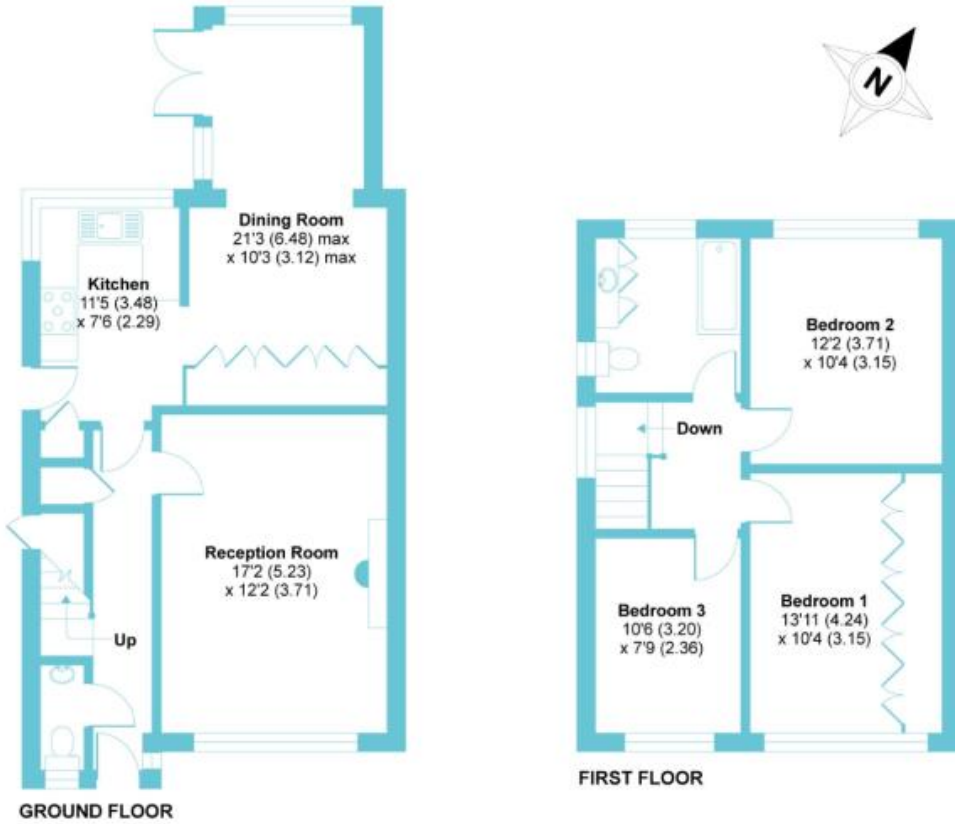
### **EXTERIOR**

Externally to the front of the property there is a low maintenance front garden leading up to the front door. To the side of this there is an extensive driveway which runs down the side of the house to the detached garage in the rear. Depending on the length of the cars this will comfortably fit 2/3 vehicles tandem not including the garage space. To the rear, there is a well established rear garden which is decked from the rear French doors, leading up to the lawned area. The rear garden is very private due to the beautiful woodland behind and is a lovely place to sit out and enjoy (English Weather permitting).



# Lansdowne Close, Baildon, Shipley, BD17 7LA

APPROX. GROSS INTERNAL FLOOR AREA 1117 SQ FT 103.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential	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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
			<b>70</b>			<b>68</b>	<b>84</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.

## AGENTS NOTES:

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