

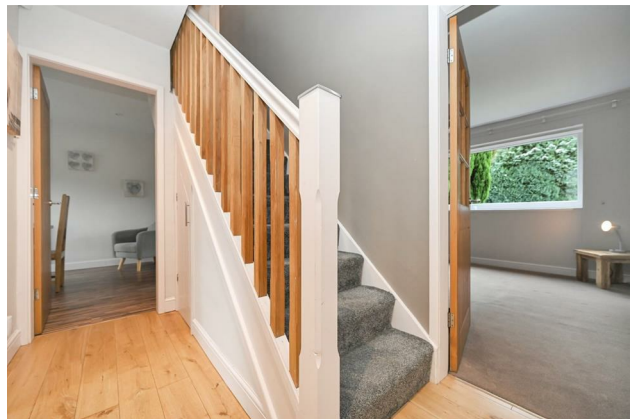
HUNTERS®

HERE TO GET *you* THERE

8 Whitelands Crescent, Baildon, Shipley, BD17 6NN

Asking Price £325,000

Property Images



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Property Images



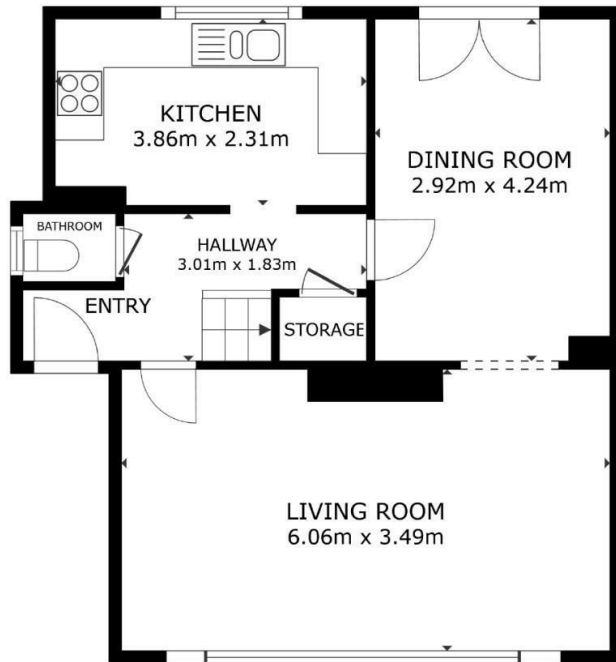
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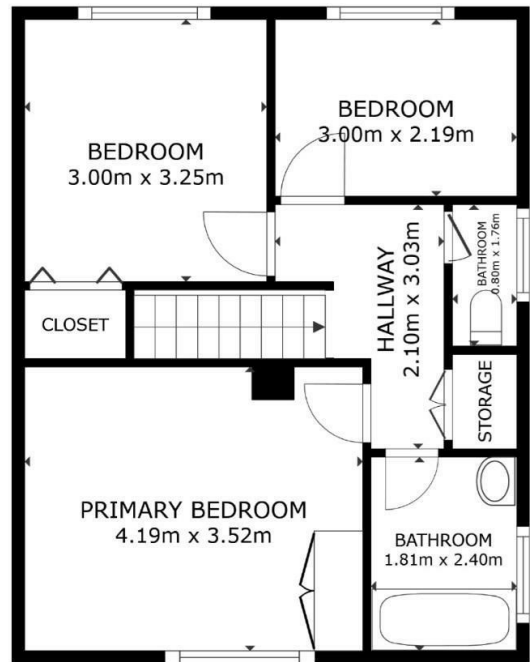
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 51.7 m² FLOOR 2 47.8 m²
TOTAL : 99.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

NO ONWARD CHAIN - Situated at the end of a sought-after cul-de-sac, this well-presented link-detached home offers a unique opportunity for comfortable family living with picturesque surroundings. Overlooking a natural habitat, the property benefits from an enviable position with open views and a south-facing rear garden that boasts mature evergreens, landscaped planting, and low-maintenance features. The front garden is equally well-maintained, complemented by driveway parking, a carport, and an attached single garage.

The property offers accommodation over two floors, beginning with a welcoming entrance hall leading to a guest W.C. and a fully fitted kitchen equipped with an integral dishwasher and plumbing for a washing machine. The dining room features patio doors that open onto the garden, while the spacious lounge enjoys a large panoramic window, providing a stunning outlook over the natural surroundings. On the first floor, there are three double bedrooms, including a principal bedroom and a rear bedroom with fitted wardrobes. A modern house bathroom with a shower over a whirlpool bath is accompanied by a separate W.C., offering practicality for family living. Additional features include uPVC double glazing, an intruder alarm system, and a gas-fired heating system with a combi boiler installed in 2020.

Externally, the property is set within a private cul-de-sac, offering a lawned front garden with additional parking space and a delightful rear garden enclosed by panelled fencing. The south-facing garden includes a decked patio, gravelled and barked areas, making it perfect for outdoor relaxation.

Conveniently located in Baildon, a vibrant village offering a range of amenities, this property is ideally placed for access to Bradford and Leeds. With excellent road and rail connections, proximity to Saltaire's World Heritage Site, and scenic walking and cycling routes along the Leeds Liverpool Canal, this home boasts an enviable position.

Features

- SUPERBLY PRESENTED FAMILY HOME • OPEN ASPECT TO FRONT • EXTREMELY SOUGHT AFTER LOCATION • NO ONWARD CHAIN • HUNTERS 360 TOUR • GARAGE AND CARPORT • TWO LARGE RECEPTION ROOMS • CLOSE TO SHOPS, SCHOOLS AND AMENITIES