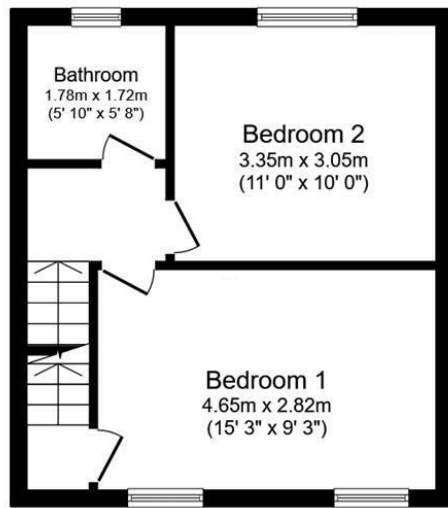
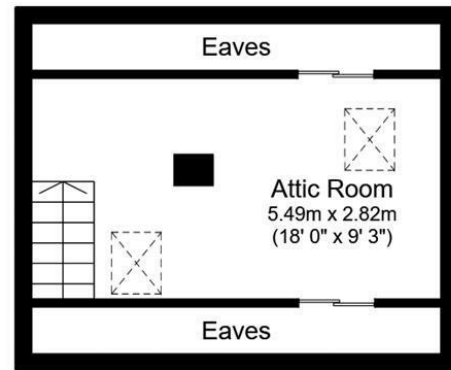


Ground Floor



First Floor



Second Floor



Total floor area: 77.9 sq.m. (839 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very 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	83

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Semi-Detached ** 2 Bedrooms ** Loft Conversion ** Spacious Lounge ** Utility & Storage ** Modern Bathroom ** Private Rear Garden ** Good Local Schools ** Close To Amenities ** A beautiful semi detached property enjoying an elevated position with far-reaching views towards Saltaire and Bingley, perfect for those seeking a comfortable and stylish home.

This property boasts a spacious reception room that welcomes you with its feature painted wall and dual aspect picture windows, allowing natural light to flood the space, dining area creating an inviting atmosphere for relaxation.

The kitchen featuring light oak units complemented by brushed chrome handles. It is equipped with an integrated stainless steel oven, gas hob, and extraction hood. Stainless steel sink with a mixer tap, all enhanced by a ceramic mosaic tiled splashbacks. The kitchen also provides access to a side entrance and a utility room, which offers plumbing and additional storage.

On the first floor, you will find 2 generously sized double bedrooms, both with light decor. Bedroom 1 features a carpet flooring, while bedroom 2 boasts an elegant oak laminate finish. The modern bathroom is fitted with a three-piece suite, including an over-bath shower, gloss white vanity hand wash basin, and a low-level push button W.C. all set against fully tiled walls and cushioned flooring.

For those needing extra space, the second floor offers a loft conversion, complete with carpet flooring, eaves storage, a

Velux windows that adds to the charm of this lovely home.

Outside front garden has a block paved patio, mature planting and laid lawn with timber boundary fencing. The private rear garden is a true gem, featuring mature tree's, paved patio area, laid lawn, garden shed, and timber boundary fencing, providing a perfect retreat for outdoor enjoyment.

Ideal for young families , professionals or downsizers, located close to Baildon's excellent transport links, Shops, Cafe's, Pubs & general amenities.

