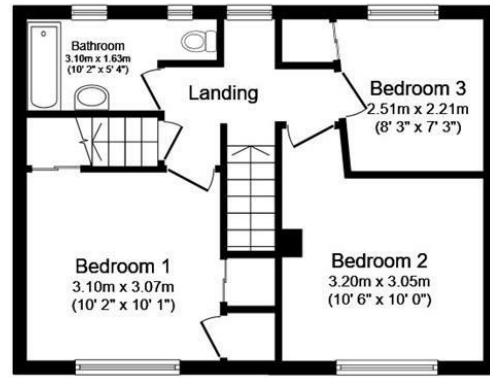
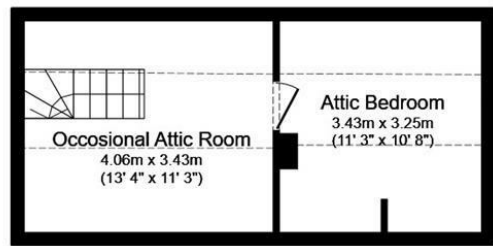


Ground Floor



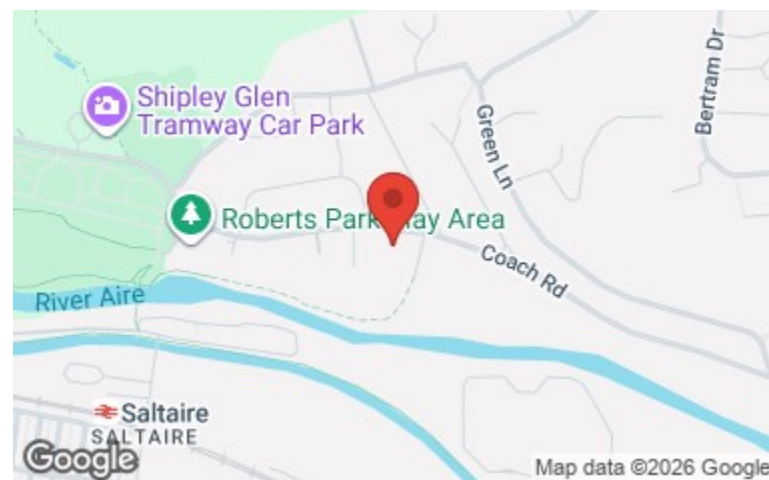
First Floor



Second Floor

Total floor area: 107.7 sq.m. (1,159 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
77	86

Environmental Impact (CO ₂) Rating	
Current	Potential

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.



SALES & LETTINGS

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9 Browgate, Baildon, BD17 6BP
Tel: |



Coach Road, Shipley, BD17 5HU

£240,000 Freehold

This stylish mid-terrace property has been modernised throughout and offers spacious family accommodation across three floors.

The property opens into a large open-plan dining area leading through to a contemporary fitted kitchen featuring gloss black wall and base units, chrome handles, slate-effect worktops, white splashback tiling and a generous breakfast bar. Integrated top and bottom ovens are complemented by space for a dishwasher, washing machine, tumble dryer and fitted fridge freezer.

The spacious lounge is filled with natural light from windows to either side and benefits from a multi-fuel stove with feature fireplace, solid oak flooring and sliding patio doors leading onto the sun terrace.

To the first floor are three well-proportioned bedrooms and a modern house bathroom. Bedroom one is a generous double with fitted wardrobes, bedroom two is a further double with fitted sliding wardrobes, while bedroom three is another spacious room with freestanding wardrobes. The bathroom comprises a modern three-piece suite with cream marble-effect tiling, vanity unit with sink, overhead cabinet, shower bath, heated towel rail and separate WC.

The second-floor attic conversion provides a versatile attic lounge area leading through to an additional attic bedroom with useful under-eaves storage.

Externally, the property boasts a south-facing rear garden

with artificial lawn, composite decking and glass balcony. A fully insulated outbuilding with electricity offers excellent potential as a home office, workshop or bar area. To the front is a further patio area, lawned garden and driveway providing off-road parking.

Finished with smooth white rendering alongside modern gutters, soffits, fascias and downpipes, the property offers fantastic kerb appeal throughout.

Improvements to the property

The property has been greatly improved by its present owner please see a list below or recent works.

Roof - ridge tiles removed, reset and repointed.

All gutters & downpipes replaced.

Re rendered to the rear of the property finished in a lime smooth finish.

Opened up & installed waste disposal chimney flu along with a multi fuel stove.

Kitchen fully refurbished.

