



Collier Lane, Baildon Shipley BD17 5LW

welcome to

Collier Lane, Baildon Shipley

A well-presented semi-detached home in a popular Baildon location, offering a bright living room, modern kitchen diner, two bedrooms and a contemporary bathroom. Externally, the property benefits from off-street parking and an enclosed rear garden with lawn and patio



This attractive semi-detached home is situated in a popular residential area of Baildon, offering a well-balanced layout ideal for a range of buyers.

The property is entered via a welcoming hallway that leads through to a spacious living room, positioned to the front elevation and benefiting from a large window that allows plenty of natural light to fill the space. To the rear, the home features a modern kitchen diner, providing a sociable and practical environment for everyday living and entertaining, with access out to the garden. A useful utility area adds further convenience.

To the first floor, there are two well-proportioned bedrooms, including a generous main bedroom and a second room that would suit a guest bedroom, nursery or home office. The accommodation is completed by a contemporary house bathroom fitted with a three-piece suite.

Externally, the property enjoys a low-maintenance frontage alongside off-street parking. To the rear, there is an enclosed garden with a lawned area and patio space, ideal for outdoor dining and relaxation. A detached shed provides additional storage.

Utility Room

4' 7" x 2' 4" (1.40m x 0.71m)

Kitchen/Diner

15' 1" x 7' 11" (4.60m x 2.41m)

Living Room

15' 5" x 13' (4.70m x 3.96m)

Bedroom 1

12' 7" x 12' 3" (3.84m x 3.73m)

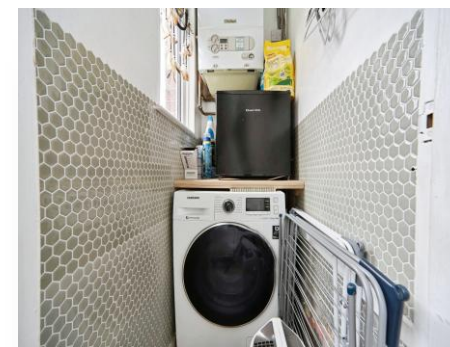
Bedroom 2

9' 11" x 8' 5" (3.02m x 2.57m)

Bathroom

11' 3" x 6' 2" (3.43m x 1.88m)

Landing



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Collier Lane, Baildon Shipley

- Popular residential location in Baildon
- Semi-detached home
- Spacious living room
- Modern kitchen diner
- Two well-proportioned bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BAI101648 - 0002

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