



Ashburn Grove, Baildon SHIPLEY BD17 5NW

welcome to
Ashburn Grove, Baildon SHIPLEY

A spacious and extended three-bedroom semi-detached home in a sought-after Baildon location, featuring a superb open-plan kitchen/dining



This attractive and substantially extended three-bedroom semi-detached home occupies a desirable residential position in Baildon and offers spacious, versatile accommodation arranged over three floors. Well presented throughout, the property combines traditional character with modern family living and benefits from a detached garage, ample driveway parking and a generous enclosed rear garden.

The accommodation briefly comprises an entrance hall, a comfortable living room to the front elevation and a superb open-plan kitchen and dining room which forms the heart of the home. The kitchen/dining area flows seamlessly into a bright sitting room/conservatory extension overlooking the rear garden, creating an excellent space for both everyday family life and entertaining.

To the first floor are three bedrooms and a modern house bathroom. A further staircase leads to a converted loft room on the second floor, providing a useful additional space ideal for a home office, hobbies room or occasional guest accommodation.

Externally, the property enjoys an attractive frontage with a block-paved driveway leading to a detached garage. To the rear is a particularly generous garden incorporating lawned areas, decking and paved seating spaces, offering an excellent environment for outdoor dining, entertaining and family enjoyment.

Sitting Room

12' 9" x 9' 3" (3.89m x 2.82m)

Kitchen/Dining Room

17' x 13' (5.18m x 3.96m)

Living Room

12' x 11' 3" (3.66m x 3.43m)

Ground Floor Hall

Bathroom

Bedroom 1

13' x 10' 9" (3.96m x 3.28m)

Bedroom 2

11' 9" x 11' (3.58m x 3.35m)

Bedroom 3

7' 9" x 5' 9" (2.36m x 1.75m)

Loft Room

18' 6" x 11' 9" (5.64m x 3.58m)



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welcome to

Ashburn Grove, Baildon SHIPLEY

- Extended three-bedroom semi-detached home
- Sought-after residential location in Baildon
- Spacious open-plan kitchen and dining room
- Bright and versatile garden room extension
- Useful converted loft room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BAI101671 - 0003

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