



35, Honey Pot Drive, Baildon, Shipley, BD17 5TJ

A BEAUTIFULLY PRESENTED MODERN END TERRACE/SEMI-DETACHED PROPERTY OFFERING VERY GENEROUS TWO BEDROOM ACCOMMODATION SITUATED IN THIS HIGHLY DESIRABLE MODERN DEVELOPMENT IN BAILDON. With gas fired central heating system and double glazing. The spacious and well presented accommodation briefly comprises hallway, separate WC, lounge, dining kitchen with optional integrated appliances, utility room, two first floor bedrooms and family bathroom. Externally the property has a small garden frontage, off road parking and side access. To the rear is a large attractive landscaped garden with patio, lawn and decking area. Viewing is essential to appreciate this large family home. EPC=C.

Ground Floor

Hallway (1.51m x 1.58m)


With staircase leading to first floor.


Lounge (4.63m x 3.48m)

Spacious family room with multiple power points including raised TV point for entertainment system.
Single radiator below large window with views to front of the property.

Dining Kitchen (3.48m x 3.27m)



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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
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