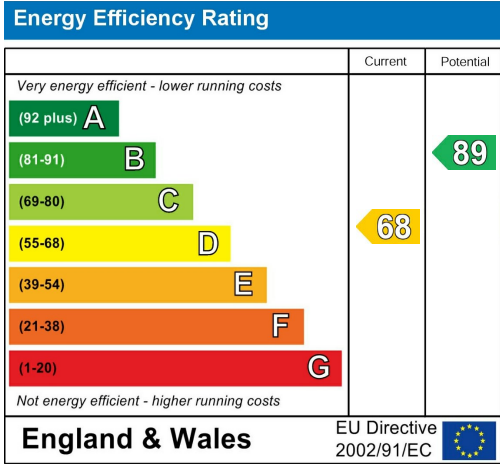
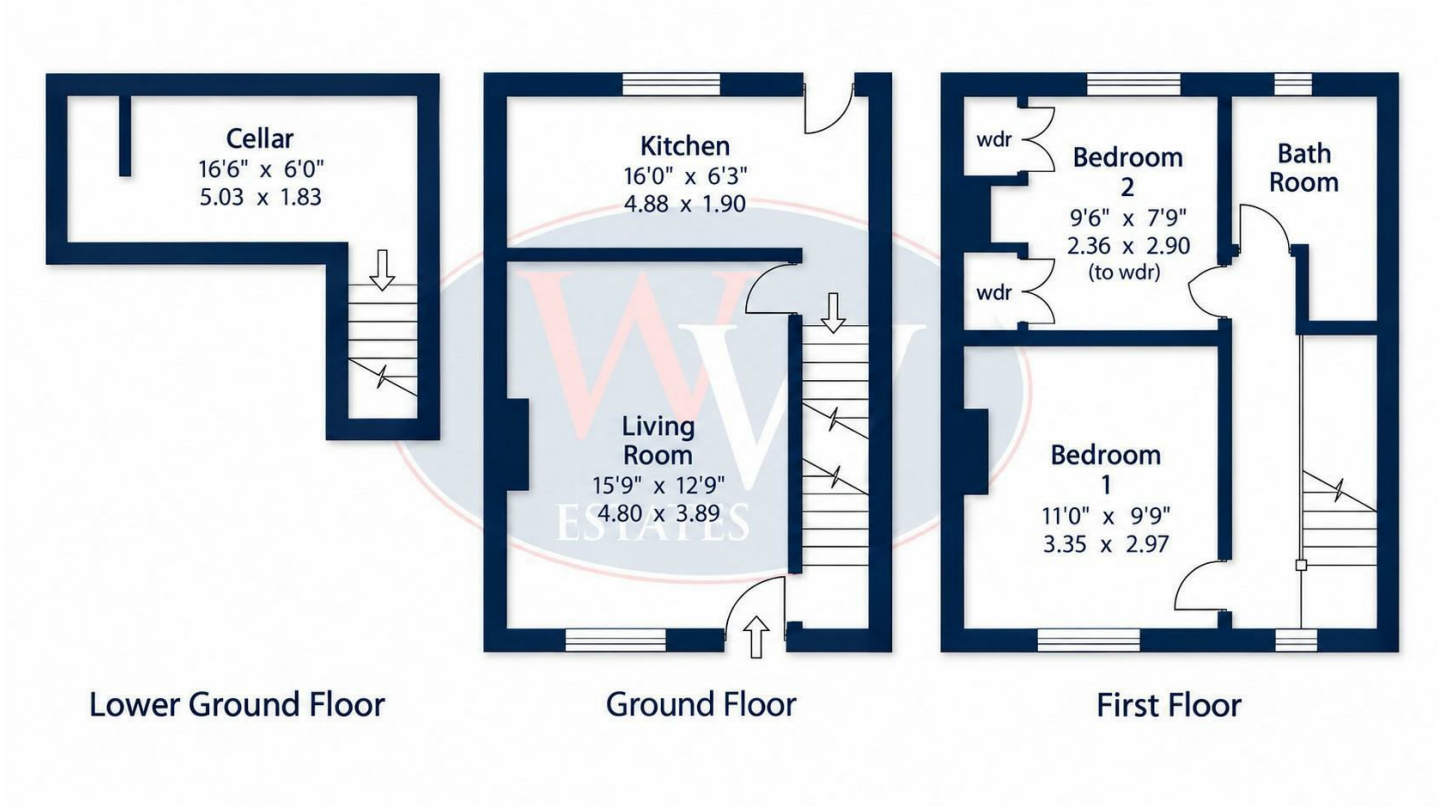




Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

East Parade, Baildon, BD17 6LY
£240,000

9 Browgate, Baildon, BD17 6BP | | www.wwestateagents.com

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.



**** TWO DOUBLE BEDROOMS ** OFF-ROAD PARKING FOR 2 CARS ** NO ONWARD CHAIN ** HEART OF CENTRAL BAILDON ** PRIVATE CUL DE SAC ** SUPERB MODERN KITCHEN ** SPACIOUS CHARACTER LIVING ROOM ** CELLAR ** CHARACTER FEATURES THROUGHOUT ** OUTLOOK TOWARDS BAILDON COMMUNITY GARDEN ** CLOSE TO EXCELLENT LOCAL AMENITIES ****

An immaculate two double bedroom Yorkshire stone-built mid terrace, tucked away in central Baildon, just a short walk from the village centre, shops, cafe's, restaurants, bus routes & everyday amenities.

The property is beautifully presented throughout, combining traditional character with a smart modern finish. To the front is a long stone-flagged driveway providing off-road parking for two cars.

Entering into the spacious living room, there are high ceilings, an exposed stone fireplace & plenty of space for substantial seating, creating a warm character feel.

To the rear is a superb modern kitchen fitted with grey wall & base units, quartz worktops, stone

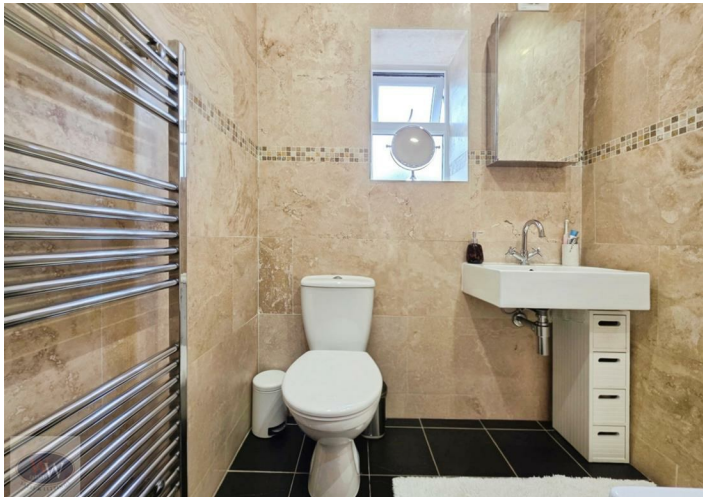
flooring & with all integrated appliances; Fridge, Dishwasher, Gas hob & Extractor, together with a rear stable-style door.

A useful cellar provides excellent additional storage space.

To the first floor are two genuine double bedrooms. Bedroom One enjoys an attractive outlook towards Baildon Community Garden & large recess space for wardrobes, while Bedroom Two benefits from fitted storage & exposed stone fireplace & chimney. The bathroom is finished with travertine tiling & includes a bathtub with stand-in shower & heated towel rail.

The location is a real highlight, tucked away from Baildon's busier roads yet right in the heart of the village, with cafés, eateries, independent shops, bus routes & amenities all close by, together with easy access to Baildon railway station.

An excellent opportunity for first-time buyers, couples or downsizers wanting an immaculate character home in one of Baildon's most convenient locations. Early viewing is strongly recommended.



Fixtures & fittings Immaculately presented two-bedroom stone-built mid-terrace, close to Baildon village centre and local amenities. Stylish and well maintained throughout. **Off-road parking for two cars.**	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band C	Tenure Freehold