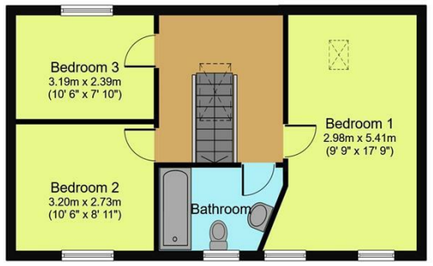


Ground Floor



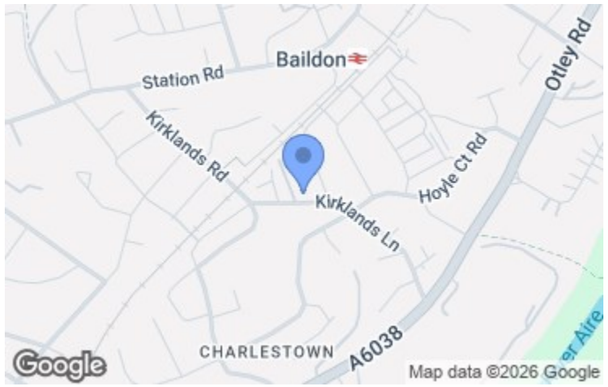
First Floor

Created using Vision Publisher™









Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

Kirklands Lane, Baildon, BD17 6HJ

£500,000

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.

Kirklands Lane, Baildon, BD17 6HJ

2 3 2

STUNNING OPEN PLAN GLASS ROOF DINING KITCHEN ** LOG BURNER ** GYM & WORKSHOP
** BEAUTIFUL STONE SEMI-DETACHED CHARACTER HOME ** THREE DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ** TWO BATHROOMS ** PRIVATE DRIVEWAY & SEPERATE COBBLED PARKING ** ATTRACTIVE REAR GARDEN ** PERIOD FEATURES THROUGHOUT **

A beautifully presented 3 double bedroom stone-built character home, combining an abundance of period character with stylish modern living.

The accommodation opens into a generous lounge featuring bespoke fitted storage, a stylish TV unit, deep-set cornicing, stripped oak flooring & an impressive inset log burner set within a stone chimney breast with slate hearth. A separate lounge with feature stone fireplace provides a further versatile reception space.

The real heart of the home is the stunning dining kitchen, fitted with elegant dove grey units, solid butcher's block worktops & a substantial oak island incorporating a Belfast sink with brass mixer tap. A range cooker adds further character, while the striking glass atrium roof floods the room with natural light & creates a fantastic space for dining, entertaining & family life.

Through into large garage / work shop & a gym with full power.

A stylish ground-floor shower room features an oversized rainfall shower, Victorian-style WC & porcelain basin set upon an oak vanity unit.

To the first floor are three generous double bedrooms together with a well-appointed three-piece house bathroom & feature landing with sky light.

Externally, the rear garden features a laid lawn, Indian stone patio & timber gazebo, creating an ideal setting for summer dining & entertaining.

Parking; the property benefits from two separate parking areas – a private driveway to the left-hand side & an attractive stone-cobbled shared driveway / courtyard to the right, providing excellent off-road parking. The cobbled drive gives access to the garage, offering useful storage & excellent potential as a gym, workshop or hobby space















Fixtures & fittings
Beautiful Stone Semi-Detached Ready To Move In.....

Rating authority
Borough Council Tax Band D

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.

Tenure
Freehold