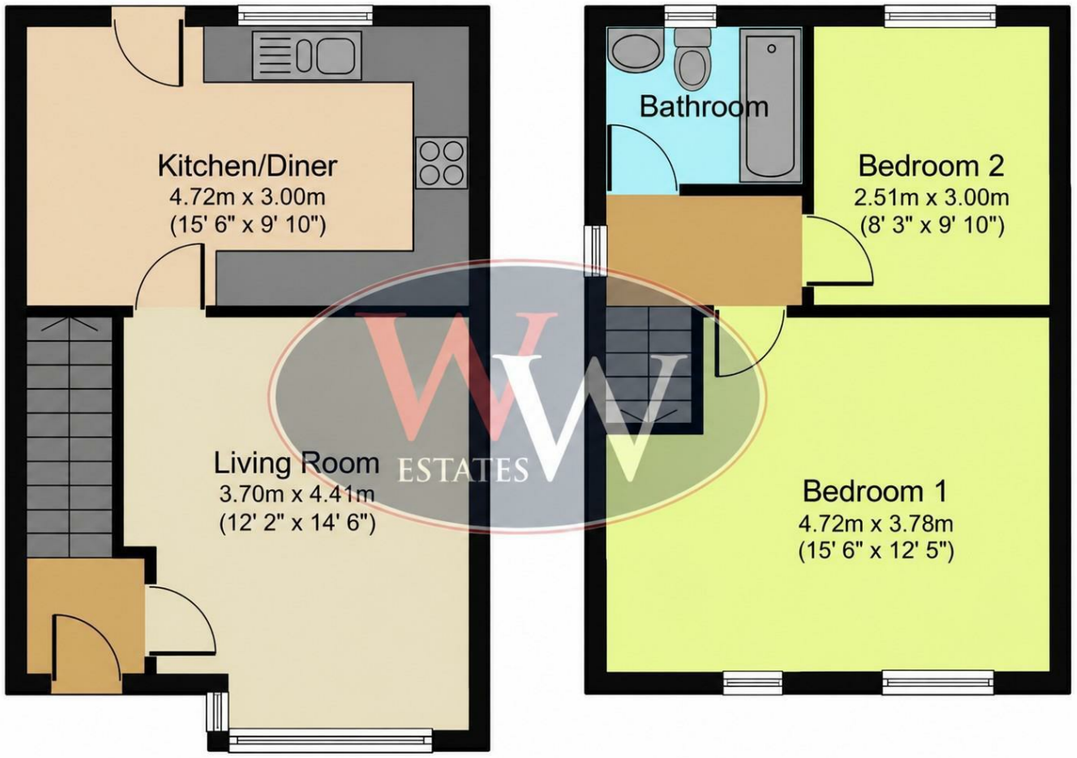
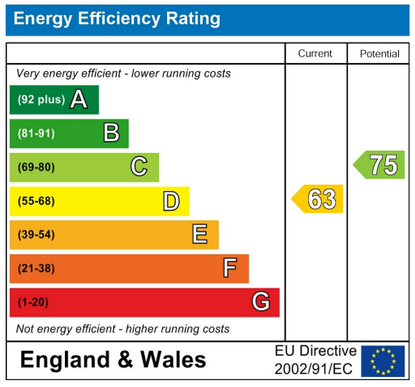
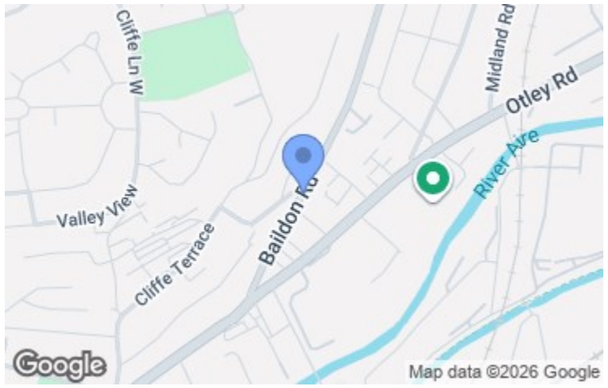








Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.





Rockcliffe Avenue, Baildon, BD17 6AF
Reduced To £225,000

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.

Rockcliffe Avenue, Baildon, BD17 6AF

1 2 1

Stone Semi-Detached ** 2 Bedrooms ** Spacious Lounge With log Burner ** Modern dining Kitchen ** Composite Doors & D/Glazed ** Garden To Front & Rear ** Good Local Schools ** Rockcliffe Avenue in the charming area of Baildon, this delightful semi-detached house offers a perfect blend of modern living and traditional comfort. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat.

As you enter Inner hall, you are welcomed into a light and airy reception room, featuring a beautiful log burner inset into the chimney breast, creating a warm and inviting atmosphere. The half bay window, adorned with elegant timber venetian blinds, allows natural light to flood the space, enhancing the home's light decor and plush carpet flooring.

The modern dining kitchen, designed in a stylish dove grey. It boasts exquisite quartz worktops and a matching splashback, complemented by an inset composite sink with a mixer tap. The integrated double oven and microwave make cooking a pleasure, while there is ample space for a dining table and chairs, perfect for entertaining guests.

The grey Ash vinyl flooring adds a contemporary touch to this functional space.

The property features a well-appointed three-piece bathroom suite, complete with chrome waterfall taps and fittings. The over-bath shower, equipped with a splash screen, ensures convenience, while the part-tiled splashbacks and chrome ladder radiator add a touch of luxury.

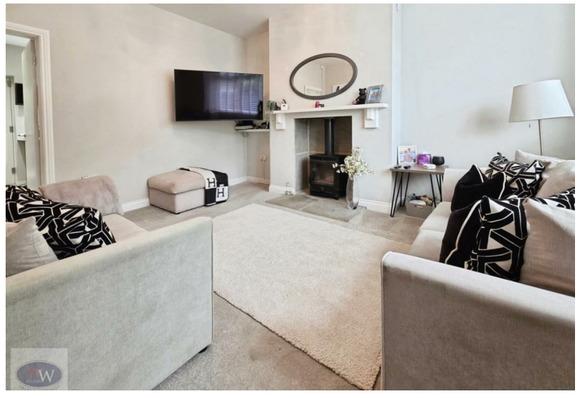
Outside, the property benefits from both front & rear gardens. The private rear garden has a Indian stone patio area with artificial lawn with a timber boundary fence, this peaceful setting, ideal for enjoying sunny afternoons or hosting barbecues with friends and family.

This semi-detached house on Rockcliffe Avenue is a wonderful opportunity for those seeking a comfortable and stylish home in a desirable location. With it's modern amenities & charming features, it is sure to impress.

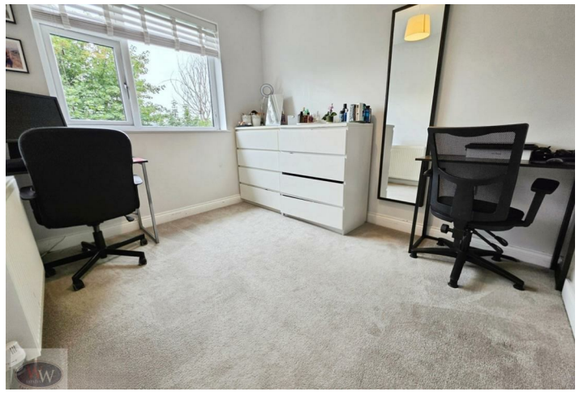


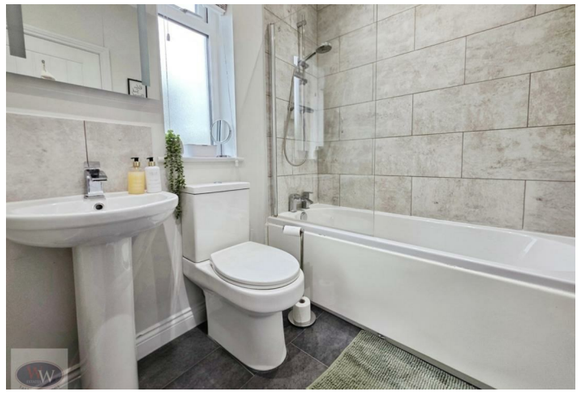












Fixtures & fittings
Modernised Stone Built Semi-detached home ready To Move In.....

Rating authority
Borough Council Tax Band C

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