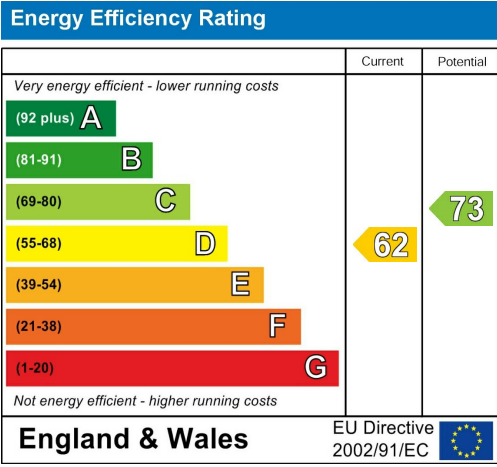




Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

Hope Lane, BD17 5AS
Offers Over £400,000

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.

Beautiful Semi-Detached Family Home ** 3
Bedrooms ** Occasional Room Attic Room **
Spacious Lounge With Log Burner ** Guest Cloak
W.C. ** Modern Dining Kitchen ** Private Rear
Gardens ** Driveway Parking & Double Length
Garage **

Set in the charming village of Baildon just off West
Lane **Offers a delightful blend of modern living
and traditional features.

As you enter, you are greeted by a spacious
entrance hallway adorned with elegant oak flooring
& a spindle balustrade leading to the first floor.
Understairs storage & access to guest W.C. The
ground floor boasts a generous lounge, perfect for
relaxation, featuring a log burner set into the
chimney breast, complemented by an oak wood
mantel & a stone hearth. The room is further
enhanced by bespoke fitted storage units &
shelving, plantation window blinds, creating a
stylish yet functional space.

The dining kitchen, showcasing modern light grey
gloss base & wall units, beautifully paired with
metro tiling. It's equipped with a double Belfast
sink & a mixer tap, along with integrated

appliances, including a wine cooler, making it an
ideal space for culinary enthusiasts. There is ample
room for a dining table, perfect for family
gatherings or entertaining guests on those long
summer evenings.

On the first floor, you will find 3 well-proportioned
bedrooms, along with a stylish house bathroom
that caters to all your needs. The second floor
features an occasional room, complete with a Velux
window & eaves storage, offering versatility,
whether as a home office, playroom, or additional
guest space.

Outside, the property boasts a block-paved
driveway & double length garage, laid lawn with
mature plants & stone walling. The rear private
garden has an Indian stone patio seating area with
timber pergola, raised planter & laid lawn. This
home is perfect for families or anyone seeking a
peaceful yet convenient lifestyle in Baildon. With
its blend of modern amenities & charming features,
this property is not to be missed.



Fixtures & fittings
Beautiful family home situated in a desirable
location.

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