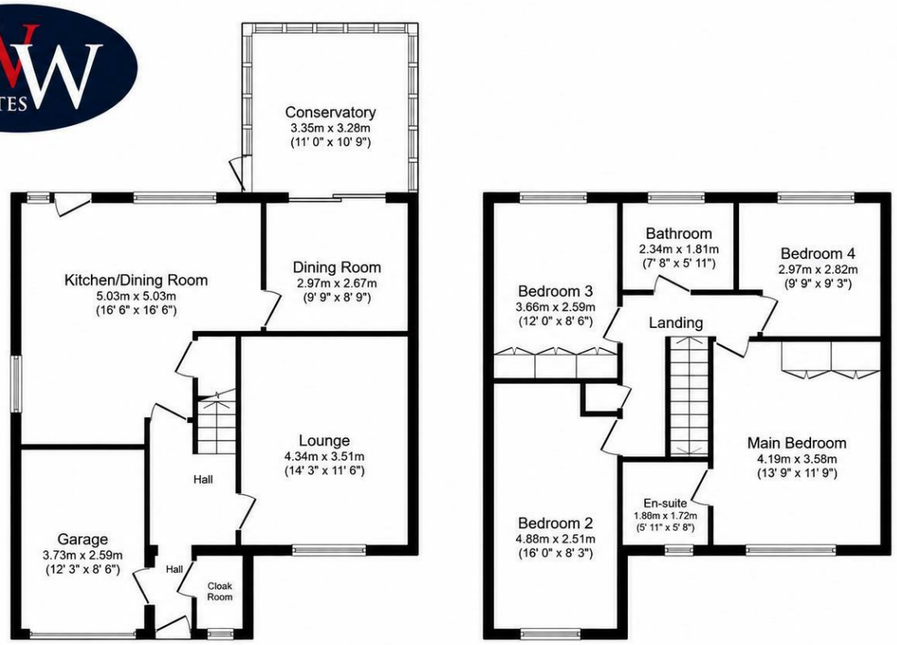
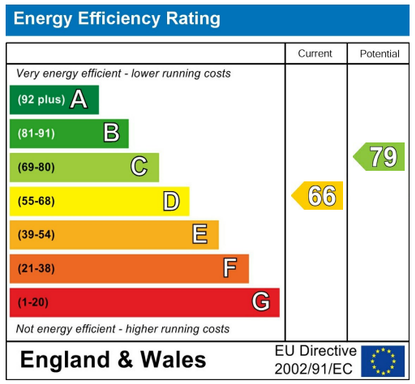
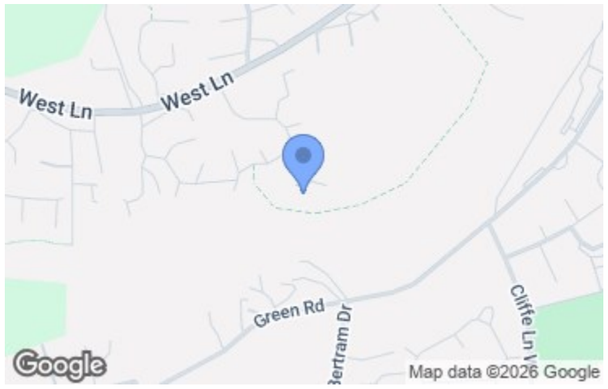


Total floor area: 139.4 sq.m. (1,501 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping

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.







Birch Cliff, Baildon, BD17 5TR

Offers Over £475,000

Birch Cliff, Baildon, BD17 5TR

2 4 2

Impressive Detached Family Home ** 4 Bedrooms ** Large South-Facing Garden ** Rear Reception Room / Gym Area ** Conservatory ** Modern Open Plan Kitchen Diner ** 2 Bathrooms Including En-Suite ** Integral Garage & Double Driveway ** Guest Cloak W.C. ** Close to Sandal School **

A superb 4-bedroom detached family home with an exceptional, substantial south-facing rear garden, one of the property's defining features. Inside, spacious accommodation includes; modern kitchen diner & rear reception room flowing into a conservatory currently used as a dining room.

The modern fitted kitchen diner provides a practical and sociable hub, while the rear of the property offers a particularly appealing arrangement. A rear reception room used as a gym flows naturally through into the conservatory, creating a fantastic entertaining space with views & access towards the garden. A separate living room and useful ground floor WC add further flexibility.

Inside, the property provides four bedrooms and a well-planned layout perfectly suited to modern family life. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by the house bathroom.

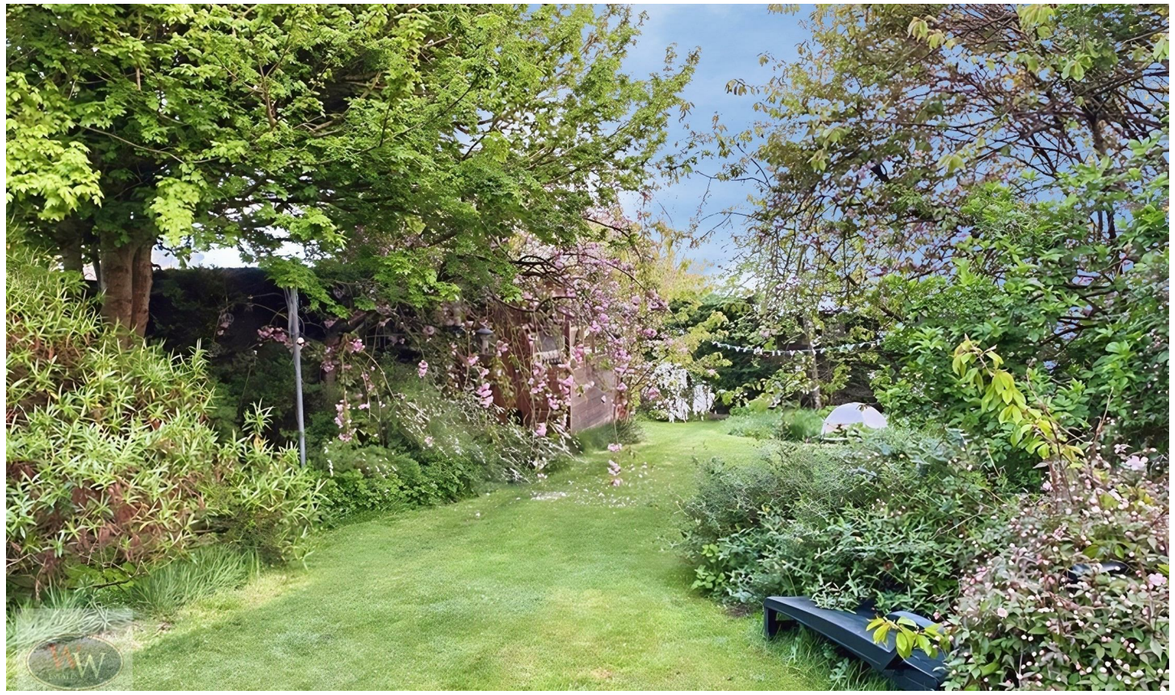
The garden is quite simply one of this property's biggest selling points. Stunning, substantial and south facing, it provides an exceptional amount of outdoor space, with generous areas of lawn & patio complemented by mature planting. Whether you're entertaining, dining outdoors, relaxing in the sunshine or giving the children room to play, this is a garden that offers genuine versatility and privacy.

Externally, there is driveway parking, an integral garage & an attractive front garden, while the exceptionally large rear garden provides a rare amount of outdoor space for a detached home of this type.

Popular Baildon setting close to Baildon Bank, good local schools, local amenities and open countryside, with excellent rail, Bus & road links to Leeds, Saltaire, Bradford & nearby.















Fixtures & fittings

4 Bedroom Detached Family Home with Large South West Facing Garden, Double Driveway, Garage , 2 Reception Rooms, 2 Bathrooms, Cul-De-Sac Location, Ideally Situated in a Popular Residential Baildon Location.

Rating authority

Borough Council Tax Band E

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