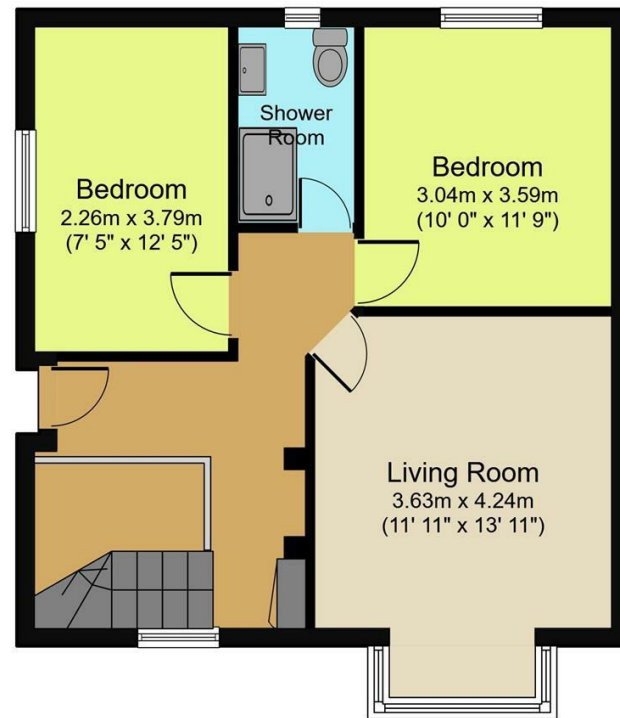


Ground Floor



First Floor

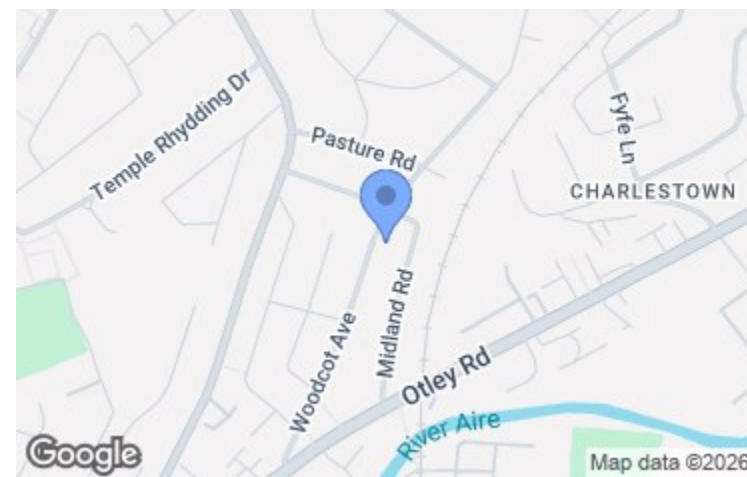
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		68	75
	EU Directive 2002/91/EC		

**Viewing arrangements**

Strictly by appointment through WW Estates



**Directions**

See Mapping.



**Woodcot Avenue, Baildon, BD17 6AS**  
**Offers Over £250,000**

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.



Woodcot Avenue, Baildon, BD17 6AS



**\*\* 3 Bedroom End-Terrace \*\* No Onward Chain \*\* Double Driveway \*\* Spacious Living Room With Bay Window \*\* Open-Plan Kitchen Diner With Breakfast Bar \*\* Two Toilets \*\* Long Distance Views \*\* Flexible Home Office/Study Space \*\* Loft With Conversion Potential (STPP) \*\***

Located in the highly sought-after residential area of Baildon, this spacious 3-bedroom end-terrace home offers versatile accommodation, generous living space and exciting potential for further expansion, all within easy reach of local amenities, well-regarded schools, transport links and popular pubs & no onward chain.

A double-width driveway provides ample off-street parking. Internally, a welcoming entrance hall leads to well-proportioned accommodation arranged over two levels.

The upper floor features a generous landing, an impressive living room with a bay window, feature fireplace, creating a bright and inviting space. There are also two well-sized bedrooms and a stylish shower room fitted with a walk-in shower, vanity unit, WC and heated towel rail.

The lower floor offers a spacious landing area, ideal for a home office or study space, and leads to the standout open-plan kitchen diner. Fitted with a range of wood-effect wall and base units, complementary work surfaces, breakfast bar and space for appliances, the kitchen flows into a dining area with patio doors opening onto the rear garden, making it ideal for both family living and entertaining. A useful downstairs WC and a generous third double bedroom complete the accommodation.

Externally, the rear garden enjoys a lawn, paved patio seating area and garden shed enjoying long distance views, providing an excellent outdoor space for relaxation and recreation.

Further enhancing the property is a substantial loft space with excellent headroom, offering exciting potential for conversion into an additional bedroom or hobby room, subject to any necessary consents. Early viewing is highly recommended to appreciate the space and potential on offer.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b> 3 Bed End Terrace with 2 toilets &amp; spacious living areas, far reaching views &amp; ample off road parking.</p> <p><b>Rating authority</b> Borough Council Tax Band C</p>	<p><b>Services</b> INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.</p> <p><b>Tenure</b> Freehold</p>
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