Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Hope Lane, BD17 5AS

1 3 2

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