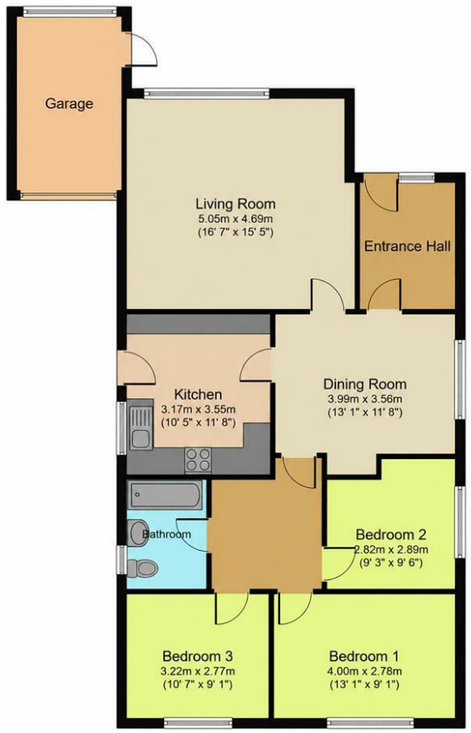
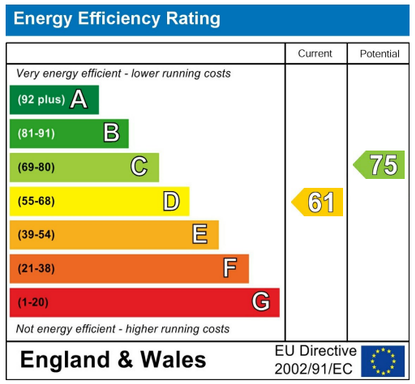


Ground Floor



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.

Hollin Head, Baildon, BD17 7LJ

£350,000

Hollin Head, Baildon, BD17 7LJ

2 3 1

** DETACHED BUNGALOW ** EXCEPTIONALLY DEEP SOUTH FACING GARDEN ** GENEROUS PRIVATE PLOT ** THREE BEDROOMS ** NO ONWARD CHAIN ** DRIVEWAY, CAR PORT & ATTACHED GARAGE ** SPACIOUS LATERAL LIVING ** HUGE LOFT SPACE ** FLEXIBLE DINING / HOME OFFICE ** EXCELLENT PRIVACY **

A well cared for three bedroom detached bungalow on a generous plot, with the standout feature being the exceptionally deep, south facing rear garden. Mature hedging, trees & planting provide excellent privacy, while a large front lawn, driveway, car port & attached garage give strong kerb appeal and useful off road parking.

The entrance opens into a particularly spacious hallway/snug, helping give the bungalow a bright, open feel. The main lounge is a generous reception room with a large picture window bringing in plenty of natural light and a feature fireplace.

A second reception area is currently used as a dining room/home office and offers useful flexibility for entertaining, working from home or additional sitting space.

The kitchen has light wood-effect wall and base units, stone-effect worktops & marble effect flooring, breakfast bar seating & a gas cooker. Gas combi boiler is also fitted.

There are three well-proportioned bedrooms. The principal bedroom benefits from space for freestanding wardrobe while the remaining bedrooms offer space for double beds & wardrobes.

The bathroom has a white suite with shower over bath, tiled splashbacks, fitted storage and heated towel rail, with a separate WC.

Above is an extensive, part-boarded and well-insulated loft providing excellent storage & further potential, subject to structural feasibility & the necessary consents.

Outside, the exceptionally long south facing rear garden is the real highlight, with lawn, mature boundaries and excellent privacy. Well maintained overall with scope for cosmetic modernisation. No onward chain, subject to probate already applied for Well placed for Baildon station, Tong Park, the C of E school and local amenities

Fixtures & fittings

Spacious three bedroom detached bungalow on a generous private plot, featuring an exceptionally deep south-facing rear garden, driveway, car port and attached garage. Well maintained with scope to modernise, offered with no onward chain and ideally placed for Baildon station, Tong Park, local schools and amenities.

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