



TOTAL APPROX. FLOOR AREA 72.3 SQ.M. (778 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.



Low Fold, Shipley, BD17 6LD
£300,000

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.



Low Fold, Shipley, BD17 6LD

 1  3  2

A rare opportunity to acquire this charming 18th century Grade II listed stone-built cottage, set within a sought-after conservation area in the heart of Baildon Village. Accessed via a traditional gravel road, this characterful home combines period charm with modern living and benefits from a private driveway, private gardens and an abundance of original period features throughout, with NO ONWARD CHAIN.

The property opens into a spacious open plan living kitchen area featuring exposed stone walls, wooden beams, chimneys and striking dark brown stone flooring. The modern fitted kitchen, installed only two years ago, complements the cottage's traditional style perfectly. A ground floor shower room offers a shower cubicle, WC and wash basin set within an attractive exposed stone interior.

To the first floor are two well-proportioned bedrooms with wooden flooring throughout. Bedroom three benefits from a built-in storage cupboard, while bedroom two features fitted

shelving and a recessed area ideal for additional shelving or a fitted wardrobe.

Glossed stone stairs lead to the impressive attic suite, a standout feature of the home, showcasing exposed wooden roof trusses, low-level character windows and generous open plan space. The attic also incorporates an open plan bathroom area with bath, wash basin and WC, together with a partitioned storage area.

Externally, the property offers a stone paved private driveway providing off-street parking for two vehicles, lawned garden area to the front and a side patio terrace ideal for outdoor seating or additional storage.

Ideally positioned within walking distance of excellent shops, cafes, pubs, bus routes, schools and scenic countryside walks, this unique cottage offers a superb blend of history, character and convenience.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

3 bedroom stone built grade 2 listed cottage with off road parking in central Baildon, with no onward chain.

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold