



Garage
Floor area 24.4 sq.m.
(262 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



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		67	82
England & Wales		EU Directive 2002/91/EC	

Strictly by appointment through WW Estates



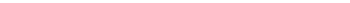
See Mapping



9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com







****DETACHED HOME ** OVER 2000 SQ FT **
GUIDE PRICE £550,000 – £575,000 **
THREE DOUBLE BEDROOMS ** TWO
HOUSE BATHROOMS ** DOUBLE GARAGE
** GENEROUS WRAP AROUND & TIERED
GARDENS ** LARGE PLOT ** CLOSE TO
AMENITIES **** A beautifully presented and distinctive detached family home set on a generous plot, offering over 2000 sq. ft. of versatile living space. To the front, a large driveway provides ample parking for multiple vehicles, alongside a double garage with electric door and utility area. The property is framed by well-maintained, generous gardens, creating an attractive first impression.

Step inside to a spacious entrance hall which provides access to a recreation room, an impressive open-plan kitchen diner, and the bedroom accommodation located at the end of the hallway. The modern open plan kitchen diner is a superb entertaining space, thoughtfully designed with extensive worktops, wall & base units, integrated appliances & central island /breakfast bar, and ample room

for dining. The lounge is a standout feature, measuring approximately a generous 27ft in length, offering a bright and expansive area perfect for relaxing or hosting, complete with gas fire & stone fireplace.

The property boasts three well-proportioned double bedrooms across three levels and two modern house bathrooms on two levels, providing flexibility for families or those working from home. A useful under-house cellar/storage room adds further practicality.

Externally, the home truly excels with spacious & immaculately maintained tiered wrap-around gardens. Designed to capture the sun throughout the day, there are multiple seating areas including a balcony, patio, summer house and rear lawn, ideal for both entertaining and quiet enjoyment.

Situated in a highly desirable location close to Baildon railway station, excellent bus routes, well-regarded local schools, pubs, and shops, this unique home combines space, style, and convenience in equal measure.



Fixtures & fittings		Services	
3 Double Bedroom Detached House Over 2000 sq ft		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.	
Rating authority Borough Council Tax Band E		Tenure Freehold	