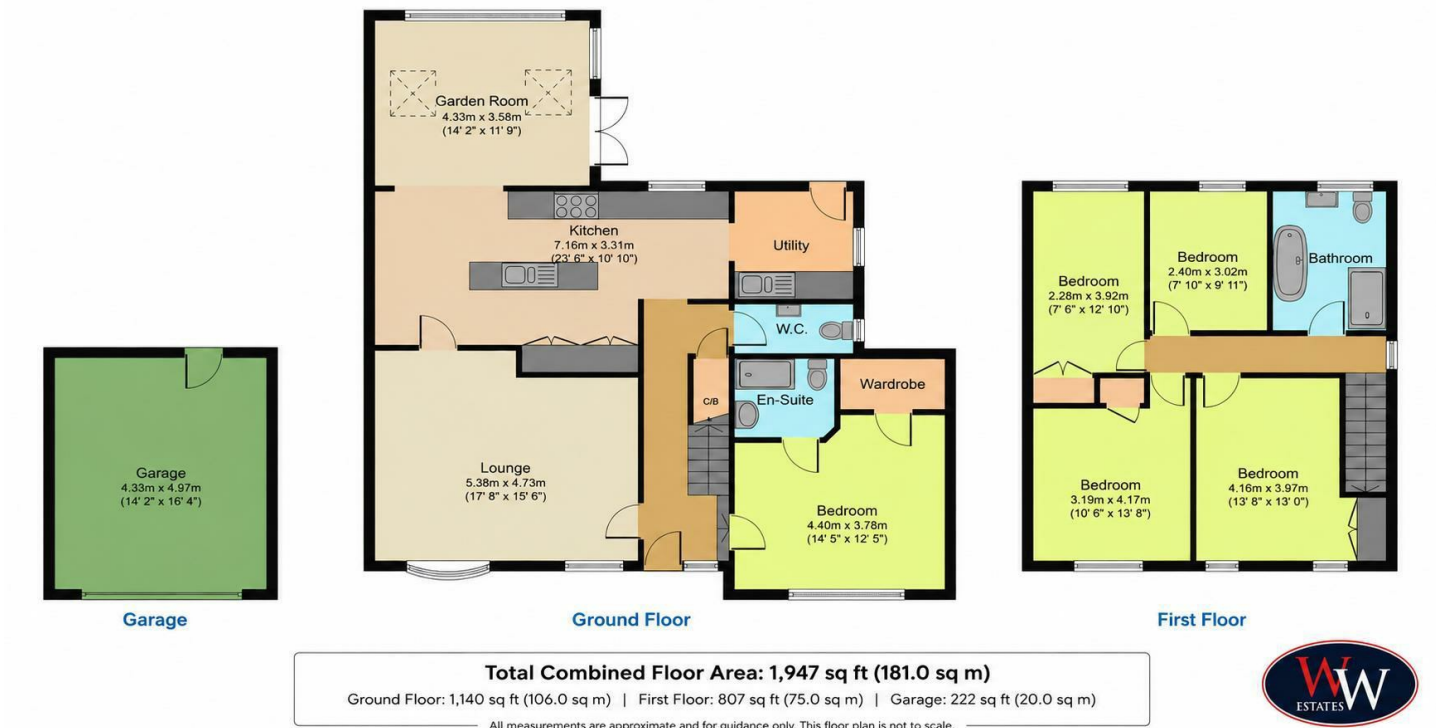




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.



Langley Lane, Baildon, BD17 6TD
£535,000

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.



Langley Lane, Baildon, BD17 6TD

 3  5  2

**** 5 Bedrooms, One En-Suite ** Stunning Open Plan Kitchen, Dining Area & Second Reception Room ** Contemporary Grey Kitchen Units & Granite Work Surfaces ** Separate Utility Room ** Double Garage & Double Width Driveway ** Long Distance Views ** Close to Baildon C of E Primary School ** Easy Access to Baildon Railway Station & Baildon Village Centre ****

A beautifully presented and extended 5 Bedroom detached family home in sought-after Baildon, enjoying far-reaching views and spacious, versatile accommodation finished to an exceptional standard. Close to Baildon C of E School and Baildon Railway Station, the stunning open-plan Kitchen, Dining Area & second Reception Room is the centrepiece of this impressive home.

A welcoming entrance hall provides access to the ground floor accommodation. To the front is a generous lounge, while the heart of the home is the superb open-plan kitchen, dining area and the second Reception Room. Featuring sleek contemporary grey wall and base units, granite work surfaces, integrated appliances and a central island, this light-filled space has been designed for modern family living and entertaining.

A utility room accessed from the kitchen and a ground floor W.C. add practicality, while the spacious principal bedroom with walk in wardrobe and en-suite shower room completes the ground floor.

To the first floor are four well-proportioned bedrooms, three with built in wardrobes together with a stylish modern house bathroom.

Outside, the private rear garden has been designed for ease of maintenance and features an attractive Indian sandstone patio and a substantial decked seating area, both ideal for outdoor dining while enjoying the long-distance views. To the front is a neat garden, an integral double garage with remote electric door currently used for storage and a double width driveway providing ample off-road parking.

Combining generous family living , high -quality finishes & and a highly desirable location.



Fixtures & fittings

5 Bedroom Detached Home 2 Bathrooms, 2 Reception rooms, open plan kitchen diner utility, off road parking & double garage, close to schools & long distance views.

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