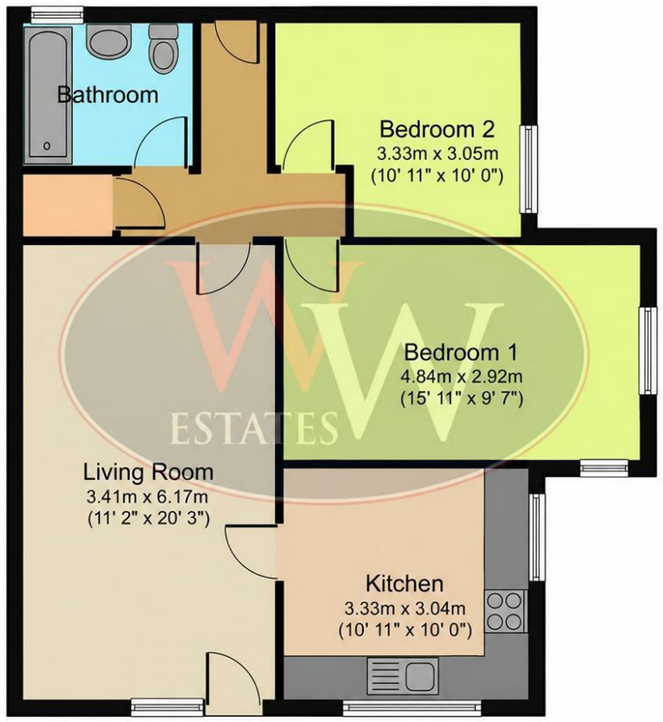
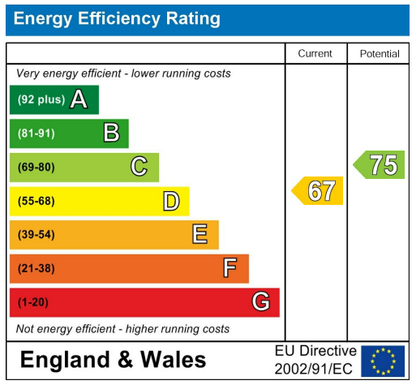



**Ground Floor**

Created using Vision Publisher™



## 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.

# Westgate, Baildon, BD17 5ES

# £175,000

# Westgate, Baildon, BD17 5ES

1 2 1

** NO ONWARD CHAIN ** Ground Floor ** 2 Double Bedrooms ** Spacious Separate Lounge with Feature Fireplace ** Off-Road Parking ** Heart of Baildon Village Centre ** Private Fenced & Secure Yard ** Front & Rear Entrances with Secure Rear Porch / Storage ** Gas Central Heating & Double Glazing ** Close to Local Amenities **

Situated in the heart of Baildon Village Centre, this spacious 2 bedroom ground floor apartment is offered for sale with NO ONWARD CHAIN and provides a practical and conveniently located home, ideal for a range of buyers.

The property benefits from off-road parking, along with both front and rear entrances. The rear entrance leads into a secure enclosed porch, providing a useful additional storage area for coats, shoes, bikes and outdoor equipment.

Internally, there is a spacious separate lounge with feature fireplace, providing a comfortable main reception room. The separate kitchen is fitted with white wall and base units. There are two well-proportioned double bedrooms, a house bathroom with stand-in bath shower & large light brown splash backs & heated towel rail and end of hallway a useful store cupboard.

Externally, the property benefits from a private, fenced and secure yard, providing a low-maintenance outside space. Further benefits include gas central heating and double glazing.

Ideally positioned in the heart of Baildon Village, the apartment is within easy walking distance of a fantastic range of local amenities including shops, cafés, pubs, bars and restaurants. Local schools and regular bus routes are also close by, making this a particularly convenient location for everyday living.

With its ground floor position, two double bedrooms, off-road parking, private secure yard and NO ONWARD CHAIN, this property is likely to appeal to first-time buyers, downsizers and investors alike.

Early viewing is highly recommended to fully appreciate the property and its superb village centre location.

## Fixtures & fittings

A well-positioned two bedroom ground floor apartment, ideally situated in the heart of Baildon centre, close to a wide range of local amenities, shops, cafés and transport links. The property benefits from **off-road parking**, a **front and rear entrance**, and an entrance porch providing useful additional storage space.

## Rating authority

Borough Council Tax Band C

## 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

Leasehold - Share of Freehold