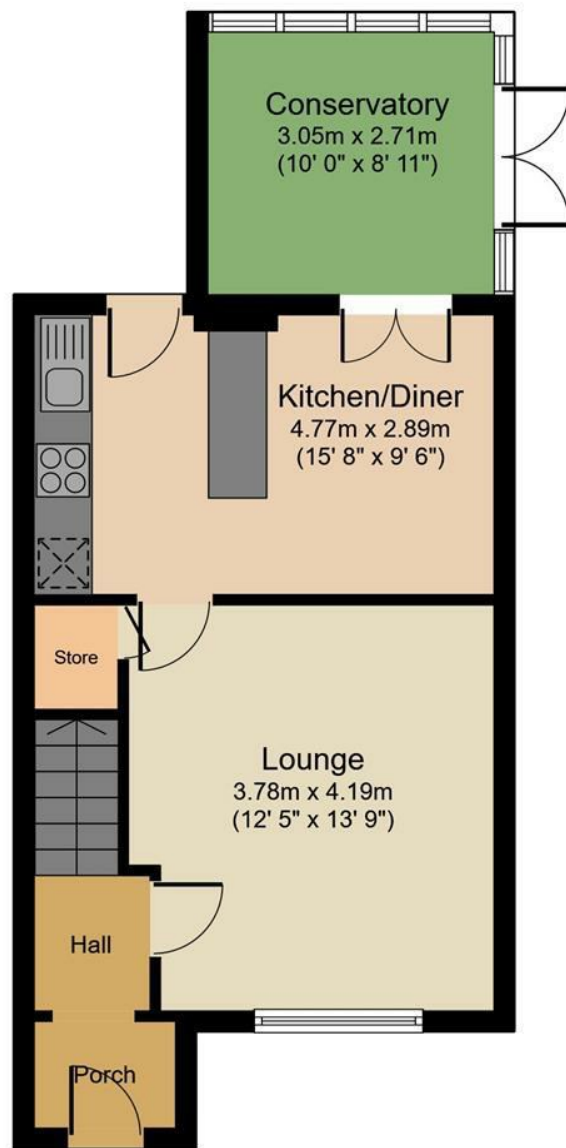
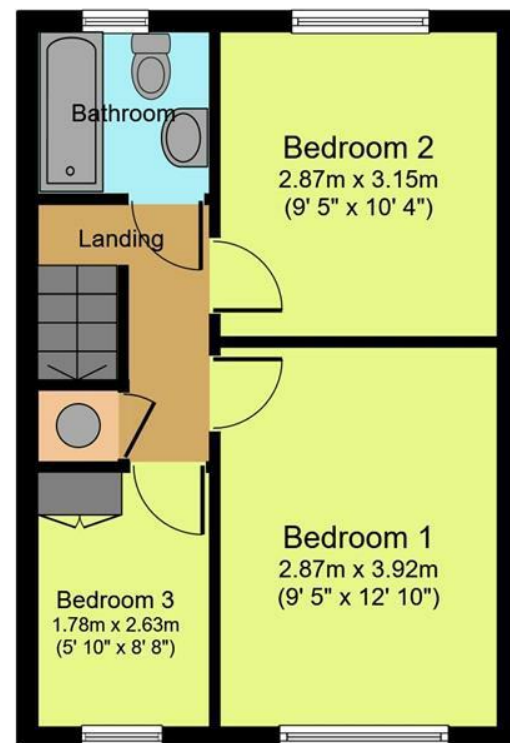




Ground Floor



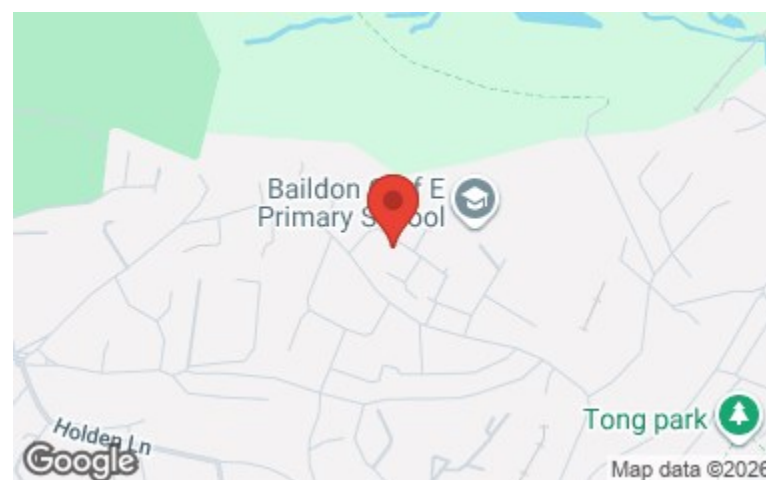
First Floor

Created using Vision Publisher™



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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.



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Offers Over £290,000 Freehold

**** 3 Bedroom Semi-Detached Home ** Quiet Cul-De-Sac Location ** Open Plan Kitchen Diner ** Conservatory ** South-West Facing Garden ** Detached Garage with Power & Utility Area ** Double Width Driveway ** Close to Outstanding CofE Primary School ** Walking Distance to Baildon Railway Station ** Long-Distance Views Towards Hollins Hill ****

A beautifully presented three-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the sought-after village of Baildon, close to an Outstanding-rated CofE Primary School, excellent local amenities and Baildon railway station.

The property offers a double-width driveway providing ample off-road parking, together with a detached garage with power, utility area and excellent storage. Recently upgraded external doors and double-glazed windows complement the gas central heating.

A welcoming entrance porch leads into the living room with useful under-stairs storage, while the heart of the home is the impressive open-plan kitchen diner, fitted with contemporary units, integrated appliances, a central island and space for family dining. Double doors open into the versatile conservatory, ideal as a second reception room, home office or playroom, with direct access to the landscaped south-west facing rear garden featuring a patio, raised decking and lawn.

To the first floor are three bedrooms, including two

generous doubles, and a modern house bathroom with a white suite and shower over the bath. The principal bedroom comfortably accommodates a super king bed, while the third bedroom benefits from clever built-in storage.

Enjoying attractive long-distance views towards Hollins Hill, this delightful home combines a peaceful setting with excellent transport links, quality schooling and flexible living space, making it an ideal choice for families and professionals alike.

