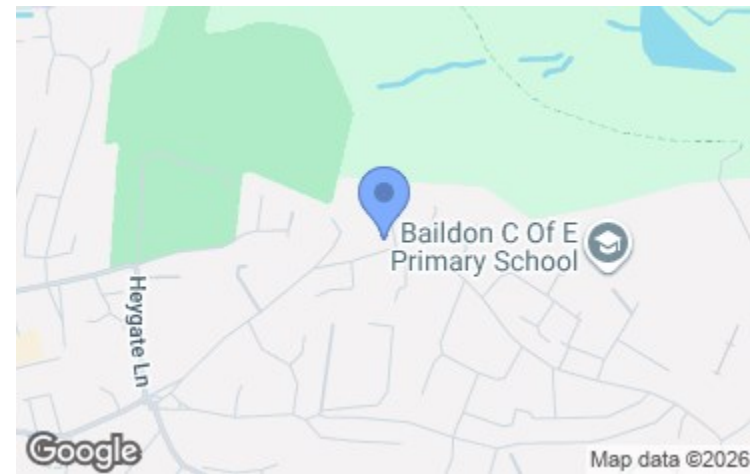


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp;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



**Viewing arrangements**

Strictly by appointment through WW Estates

**Directions**

See Mapping.



**Langley Lane, Baildon, BD17 6TD**

**£550,000**

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.



**\*\* 5 Bedrooms, One En-suite \*\* Stunning Open Plan Kitchen, Dining & Reception Room 2 \*\* contemporary Grey Kitchen Units & Granite Work Surfaces \*\* Separate Utility Room \*\* Double Garage & Double Width Driveway \*\* Long Distance Views \*\* Close to Baildon C of E School \*\* Easy Access To Baildon Railway Station \*\***

A beautifully presented and extended 5 Bedroom detached family home in sought-after Baildon location, enjoying far-reaching views and offering spacious, versatile accommodation finished to an exceptional standard throughout. Conveniently situated close to Baildon C of E School and Baildon Railway Station. The stunning open-plan kitchen, Dining Area and Reception Room 2 is undoubtedly the centerpiece 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 grey wall and base units, granite work surfaces, with some 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. accessed from the hall add practicality, whilst a spacious master suite with walk in wardrobe and en-suite shower room completes the ground floor. To the first floor are four well-proportioned bedrooms, 3 with built in wardrobes and a stylish modern house bathroom. Outside, the private rear garden has been designed for ease of maintenance and features an attractive Indian sandstone area and a substantial decked area, both of which are ideal for outdoor dining and enjoying the long-distance views. To the front there is a neat garden, an integral double garage with remote electric door currently used for storage and the double width driveway provides ample off-road parking. Combining generous living space, high -quality finishes & desirable location.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**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