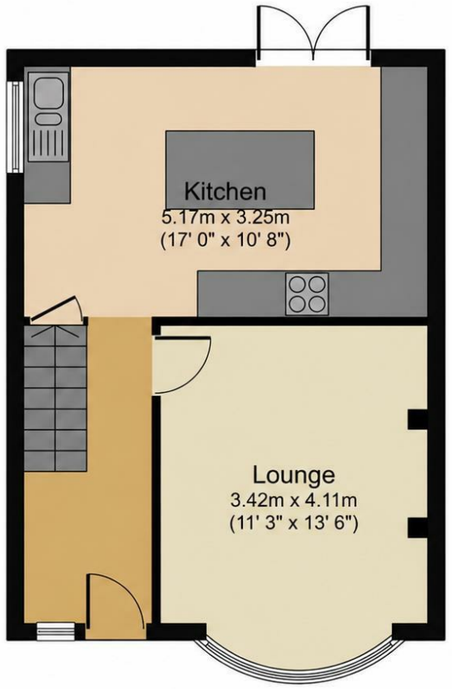
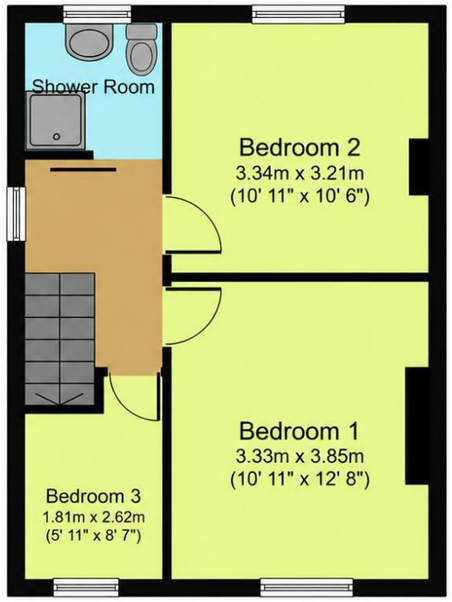
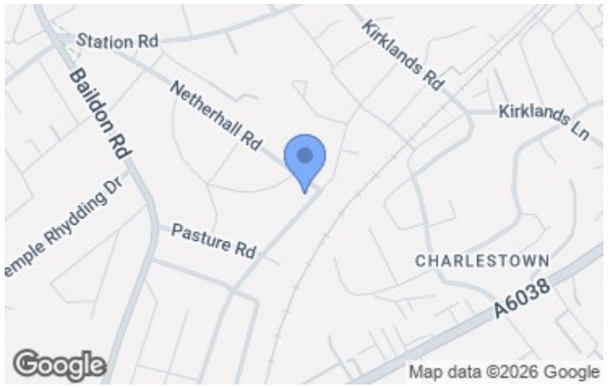


Ground Floor



First 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.



Woodcot Avenue, Baildon, BD17 6QR

£284,950

Woodcot Avenue, Baildon, BD17 6QR

1 3 1

An exceptional example of a beautifully modernised 1930s semi-detached home, this immaculately presented three-bedroom property effortlessly blends timeless character with contemporary styling to create a truly turnkey family home. Occupying a sought-after position in the heart of Baildon, every detail has been thoughtfully considered to provide stylish, practical living while retaining an abundance of original charm.

The attractive rendered frontage is complemented by a mature front garden with established planting & a stunning wisteria, creating excellent kerb appeal. A private driveway provides off-street parking, while newly installed privacy fencing encloses the landscaped rear garden with an elevated decked seating area, ideal for outdoor entertaining.

Inside, a welcoming entrance hall with marble-effect tiled flooring leads to the impressive open-plan kitchen & dining area. Designed for modern family living, the bespoke antique cream kitchen features a central island with breakfast bar, integrated pantry, retro-inspired double oven, gas hob with extractor, integrated fridge freezer, washing machine and larder unit. Gold-effect fittings, white tiled splashbacks and a contemporary radiator add further style, while bespoke booth seating with under-seat storage creates the perfect dining space. French doors open directly onto the decking, seamlessly connecting indoor and outdoor living.

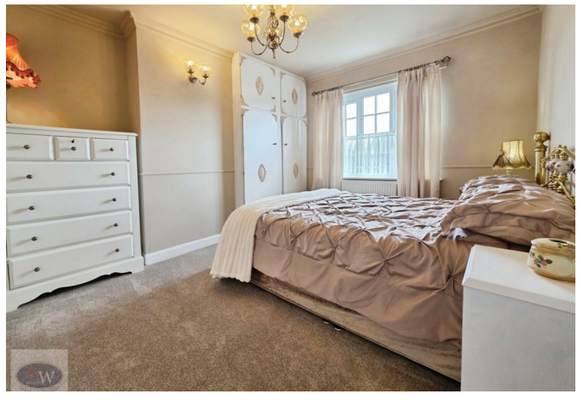
To the front, the elegant reception room features a bay window, decorative coving, ceiling rose, feature fireplace with original hearth, fresh plasterwork & newly fitted carpets. Upstairs are three well-proportioned bedrooms and a contemporary shower room. The principal bedroom benefits from fitted wardrobes, original coving, ceiling rose, chandelier, dado panelling and new carpets. The second double bedroom enjoys fitted wardrobes & overlooks the rear garden. The generous third bedroom has been extended over the stairwell to create more space.

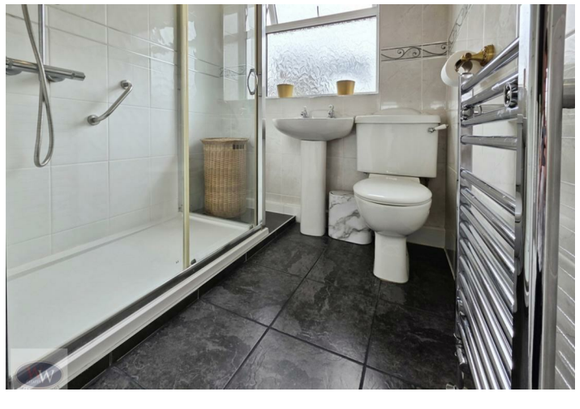














Fixtures & fittings

Turnkey Renovated 3 Bed Semi Detached Home
With Low Maintenance Gardens & Off Road Parking.

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 Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold