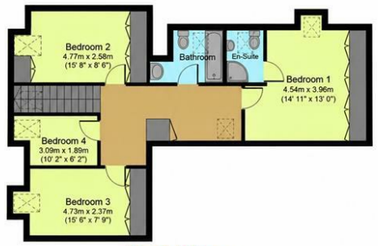
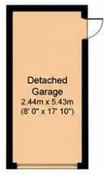


Ground Floor



First Floor



Garage

Created using Vision Publisher™







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	78	
(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

Kirklands Lane, Baildon, BD17 6EE

Offers Over £475,000

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.

Kirklands Lane, Baildon, BD17 6EE

2 5 3

BEAUTIFUL DETACHED FAMILY HOME ** 5 GENEROUSLY SIZED BEDROOMS 2 SPACIOUS RECEPTION ROOMS** KITCHEN DINER ** SEPARATE UTILITY ROOM** LANSCAPED PRIVATE REAR GARDEN** OFF ROAD PARKING FOR UPTO 3 VEHICLES** DETACHED GARAGE WITH POWER** NO ONWARD CHAIN** SECLUDED LOCATION ** HIGHLY DESIRABLE RESIDENTIAL AREA ** EARLY VIEWING HIGHLY RECOMMENDED **

Occupying an enviable position at the end of a private cul-de-sac, this substantial 5 Bedroom & 2 Reception Room Detached family home offers exceptional privacy, generous living space & beautifully maintained South-West-facing garden, making it ideal for modern family life.

A triple-width driveway provides parking for up to three vehicles and leads to a detached garage with power and lighting, offering excellent storage or conversion potential, subject to consents. Access around all sides of the property adds further practicality.

The landscaped rear garden enjoys afternoon and evening sunshine, featuring a paved patio, lawn, colourful borders, mature planting & attractive Yorkshire dry stone walls, creating a private space for relaxing and entertaining.

Inside, the welcoming entrance hall leads to a spacious lounge with a feature fireplace and patio doors opening onto the garden. A second reception room offers flexibility as a dining room or secondary lounge. The ground floor also includes a WC, utility room, home office/snug/5th Bedroom and an open-plan kitchen diner with integrated appliances & ample dining space.

Upstairs are four well-proportioned bedrooms, three with fitted wardrobes. The principal bedroom benefits from Jack and Jill wardrobes & en-suite shower room. The family bathroom includes a walk-in shower, vanity storage and heated towel rail, while the landing recess provides space for a study or reading area.

Within walking distance of Baildon Railway Station, highly regarded schools, shops, pubs and scenic walks, this impressive home combines spacious, versatile accommodation with private gardens.















Fixtures & fittings
5 Bedroom Detached House with 2 Reception Rooms, Driveway, Garage & Private Gardens

Rating authority
Borough Council Tax Band E

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