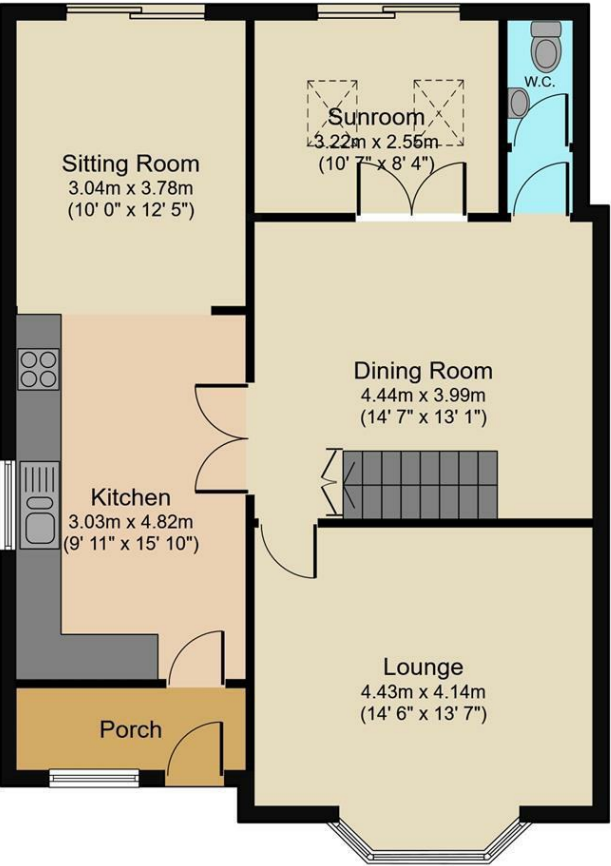
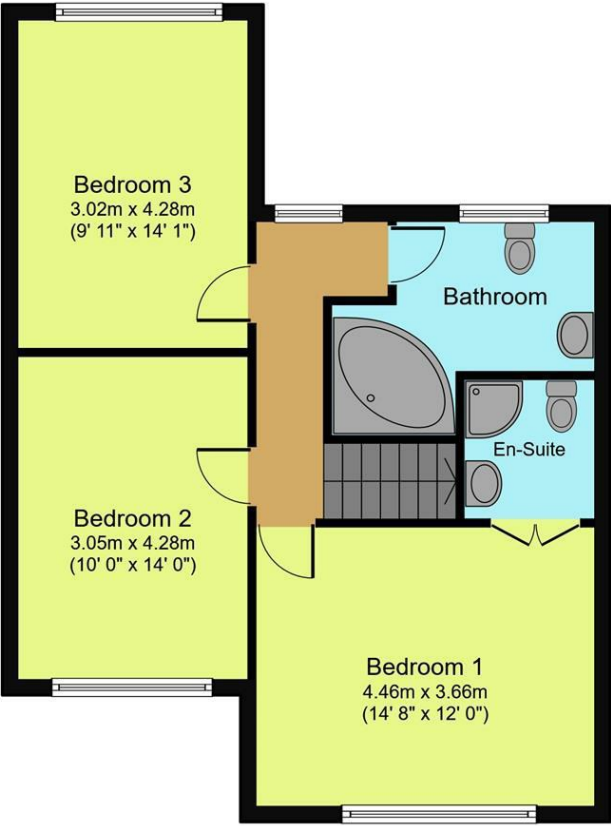


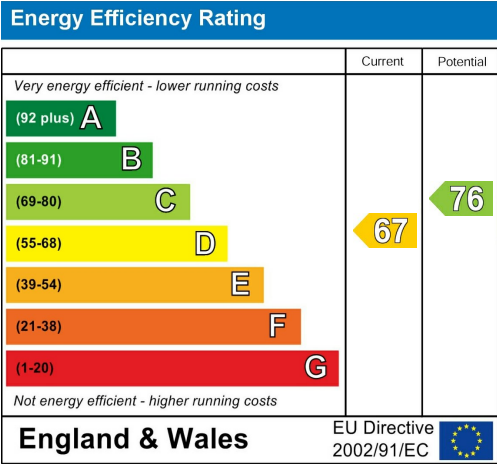


Ground Floor



First Floor

Created using Vision Publisher™



Directions

See Mapping.



Viewing arrangements

Strictly by appointment through WW Estates

Springfield Road, Shipley, BD17 5LZ
£400,000

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.



Springfield Road, Shipley, BD17 5LZ

 4  3  2

****Extended Semi-Detached ** 3 Double Bedrooms**
**** 3 Reception Rooms ** Sun Room ** 2**
Bathrooms Off Road Parking ** Private Rear**
Garden ** Central Baildon Location ** South/West
Facing Garden ** No Onward Chain **
An attractive, thoughtfully extended three double bedroom semi-detached home offering spacious, versatile accommodation close to the heart of Baildon. With multiple reception areas, off-road parking, a private south/west-facing garden and no onward chain, this is an ideal family home.

A welcoming entrance porch leads into the spacious fitted kitchen, featuring matt white units, an integrated oven, gas hob and extractor. At the far end of the kitchen is a separate lounge area, providing a comfortable space to relax.

The central dining room forms the heart of the home, with ample room for family meals and entertaining. From here, doors lead to the separate bay-fronted reception room, featuring a pine fireplace surround with Victorian-style cast iron inset, decorative tiling and living-flame gas fire. Also accessed from the dining room is the rear facing bright sun room overlooking the rear garden, together with a convenient downstairs WC.

This flexible layout offers plenty of space for family life, home working and entertaining.

Upstairs are three generous double bedrooms, Master Ensuite bedroom with fitted wardrobes & a walk in shower. A spacious family bathroom with a five-piece suite, including a corner bath and separate shower enclosure with blue & white splashback.

Outside, wrought iron gates open onto a driveway providing off-road parking, alongside a low-maintenance front garden with established planting. The private south/west-facing rear garden features a paved patio, lawn and mature borders, ideal for outdoor dining and enjoying afternoon and evening sunshine.

Conveniently located for Baildon village amenities and transport connections, this substantial family home is offered with no onward chain. Early viewing is highly recommended.



Fixtures & fittings	Services
Spacious Extended 3 bed, 3 reception room Semi-Detached Home Ready To Move In.....	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.
Rating authority	Tenure
Borough Council Tax Band C	Freehold