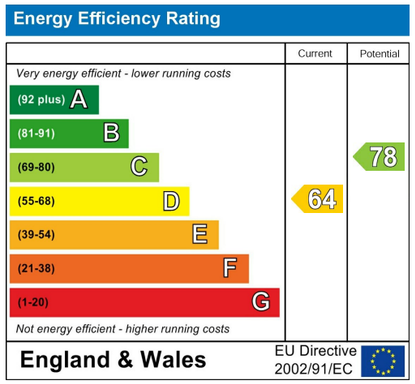
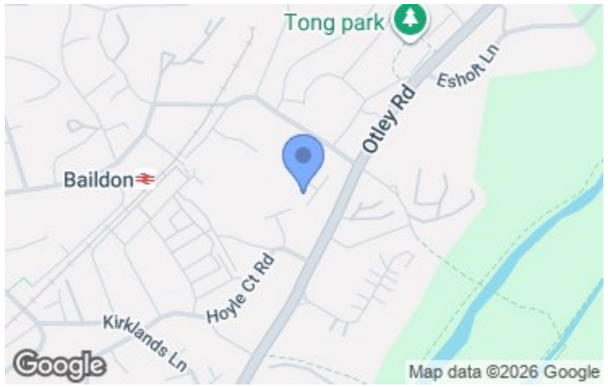


Total floor area approx. 79.0 sq.m. (850 sq.ft.)

This floor plan is for illustrative purposes only. Measurements, floor areas and layout are approximate and should not be relied upon as statements of fact. Not to scale.





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.



Lansdowne Close, Baildon, BD17 7LA

£325,000

Lansdowne Close, Baildon, BD17 7LA

1 3 2

** No Onward Chain ** Semi-Detached Bungalow ** Cul-De-Sac Location ** Long Driveway & Powered Garage ** Attic Conversion With WC ** Large Reception Room ** Modern Walk-In Shower Room ** Flexible Dining Room / Bedroom ** Fitted Wardrobes ** Easy-Maintenance Gardens ** Well Presented Throughout **

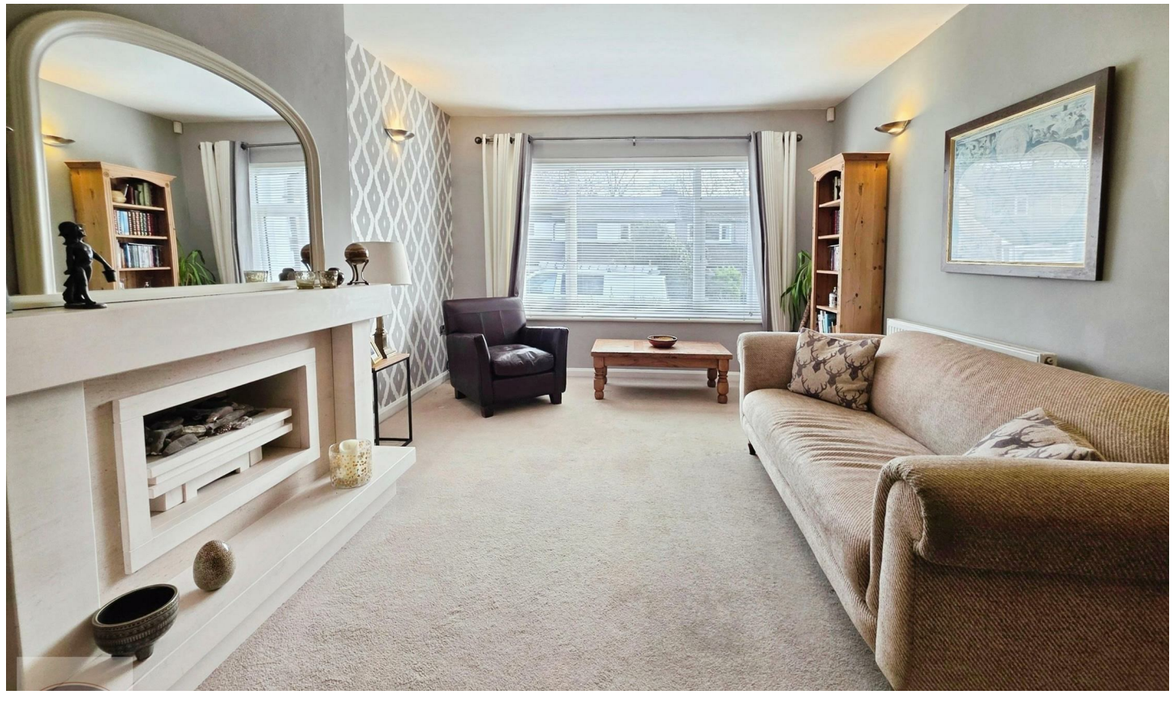
A well presented three bedroom semi-detached bungalow, pleasantly positioned within a cul-de-sac & offering flexible accommodation across two floors, a long driveway, powered garage & attractive low-maintenance gardens.

The property opens into a central hallway leading to a spacious living room with a large front window & feature fireplace, creating a bright & comfortable main reception space.
The separate kitchen is fitted with a good range of wall & base units, work surfaces, integrated oven, hob & extractor, integrated fridge freezer & washing machine.
There are two ground-floor bedrooms, including a generous double with an extensive range of fitted wardrobes & vanity units. The rear room offers excellent flexibility as either a further bedroom or dining room, with doors opening directly onto the garden.
The large house bathroom is finished with travertine-style tiling & features an oversized walk-in shower, WC, wash basin & heated towel rail.
A staircase leads to the converted attic, creating a substantial third bedroom with dormer window, useful eaves storage & an en-suite WC with wash basin.
Outside, a long driveway provides ample off-road parking & leads to a detached garage with power & lighting. The front garden is attractively landscaped for easy upkeep, while the rear combines stone-flagged patio areas, gravelled sections, raised beds, mature shrubs, bushes & trees to create a private, low-maintenance outdoor space.

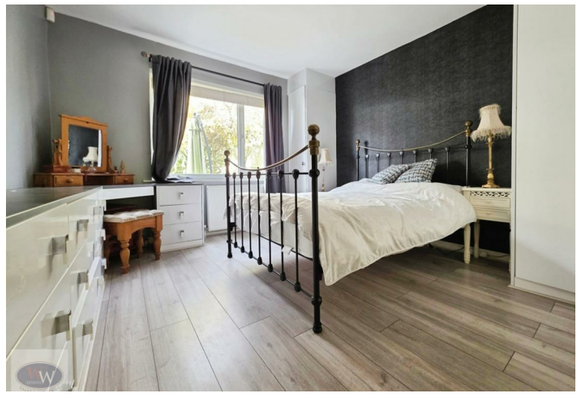
A versatile & well-kept bungalow offering generous living space, excellent parking, useful workshop/garage & flexible bedroom accommodation, close to C of E School & Railway Station & Otley Road Shops, viewings are highly recommended.















Fixtures & fittings
3 Bedroom well presented Bungalow with attic conversion, long driveway & garage, easy to manage gardens, cul-de-sac location.

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