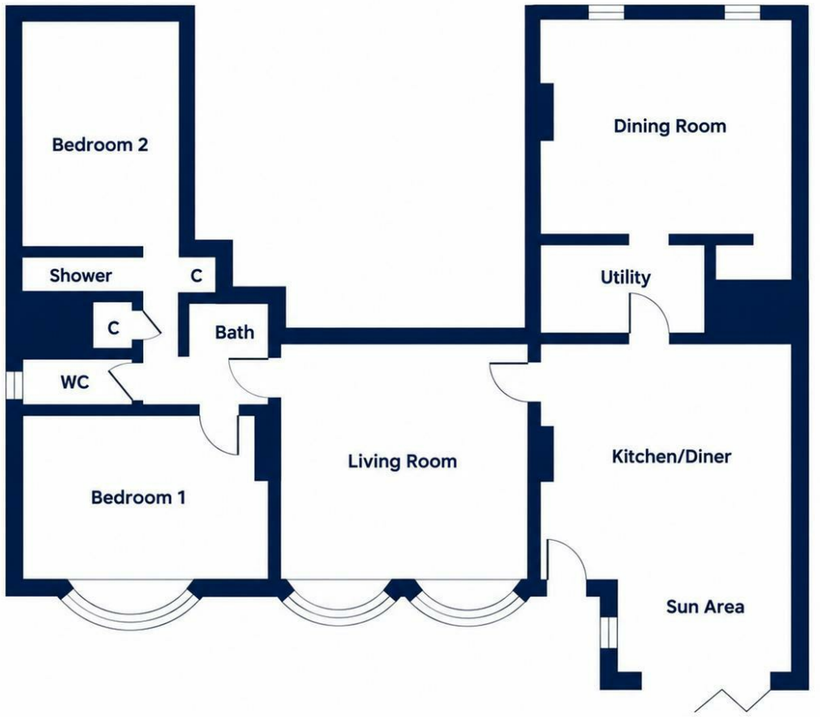

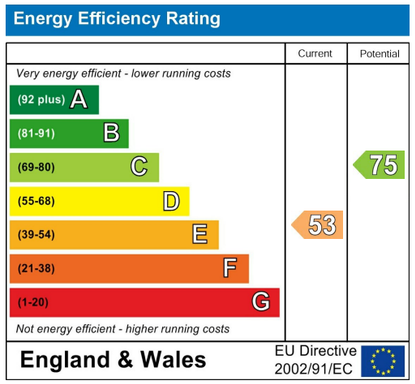

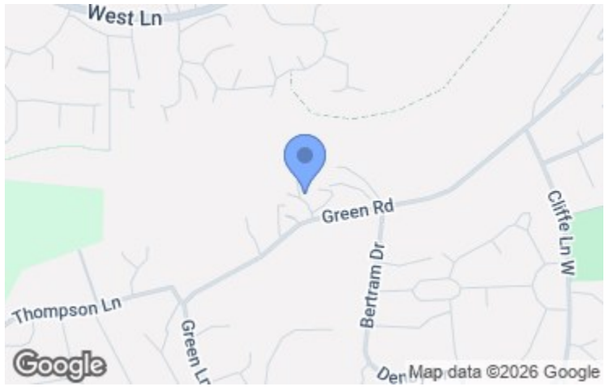

Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

Upper Green, Baildon, BD17 7NL
By Auction £170,000

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.

Upper Green, Baildon, BD17 7NL

1 2 1

For Sale By Modern Method of Auction ** Starting Price £170,000 ** Buyers Fee's apply
Excellent Investment Opportunity ** Useful Storage Cellar ** Freehold ** Secluded Location ** No Onward Chain ** UNIQUE CHARACTER MEWS HOME ** Private Arched Gated Entrance ** GROUND FLOOR ACCOMMODATION ** Sun Room ** PRIVATE COURTYARD GARDEN & DINING TERRACE / BALCONY **
A truly unique & characterful 2 double bedroom ground-floor mews home, tucked away behind a distinctive arched gated entrance in the heart of Upper Green, Baildon. Combines privacy, individuality & far-reaching valley views.

The gated entrance opens into a secluded courtyard garden, beautifully enclosed by mature planting & stonework, creating a peaceful setting for outdoor dining & entertaining. A further terrace / balcony enjoys elevated views across the valley.

Solid Oak front door with beveled glass leads into the impressive open-plan kitchen features extensive timber cabinetry with marble tops and central Island, range cooker, exposed beams & Yorkshire stone flooring. Adjoining the kitchen is a bright sun room, adding a further reception area & creating a lovely connection with the outside space.

The spacious lounge is full of character, with timber paneling, feature Stone fireplace with open fire grate giving a warm, traditional feel & Georgian bay window. The separate dining room provides an excellent entertaining space, again with feature surround & Fire.

There are 2 well-proportioned bedrooms, including a particularly generous principal bedroom with extensive fitted storage. The bathroom continues the individual style with stone-effect tiling, vanity wash basin, WC & heated towel rail. draft photos

This is certainly not a conventional home. The quirky layout, courtyard setting, character detailing, generous living spaces & valley outlook combine to create a property with genuine personality.

Upper Green offers a peaceful yet convenient Baildon setting, within easy reach of the village amenities.

Fixtures & fittings
Character property Ideal Investment opportunity, no chain.....

Rating authority
Borough Council Tax Band B

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
Share of Freehold