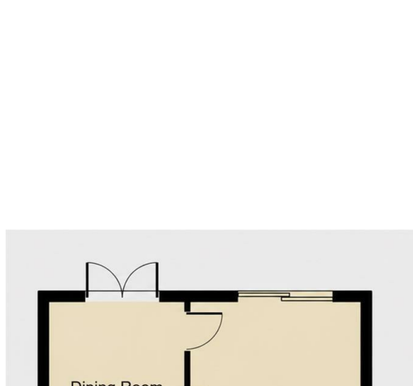
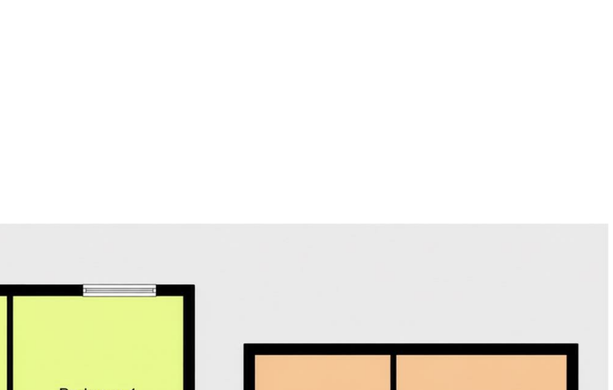






Viewing arrangements

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.

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Reins Avenue, Baildon, BD17 7NT

Offers Over £220,000

WW ESTATES

Reins Avenue, Baildon, BD17 7NT

2 3 1

** Immaculately presented ** Semi-Detached ** 2 Reception rooms ** 3 Bedrooms ** Attic Conversion ** Solid Oak Flooring Throughout ** Cul-De-Sac Location** Modern Rendered Exterior ** Driveway Parking ** Side Gated Access to Rear ** Low-Maintenance Rear Gardens**

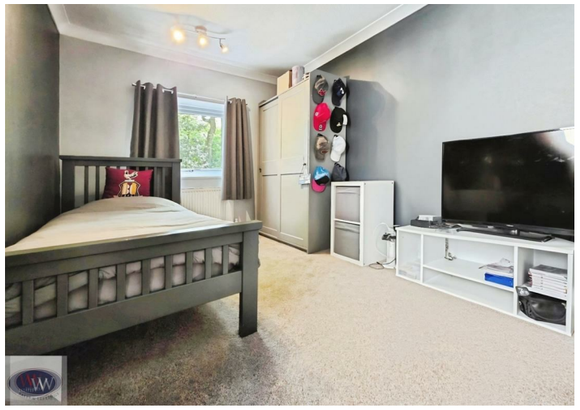
The accommodation comprises an entrance hall leading to a spacious reception room featuring solid oak flooring, contemporary décor, coving, a stone fireplace with gas fire and French doors opening onto the rear patio. Solid oak flooring continues throughout the ground floor, creating a warm and solid finish.

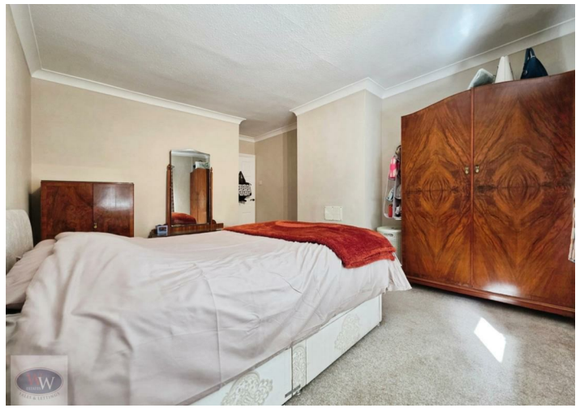
The modern kitchen includes cream wall and base units, range cooker, gas hob with extractor fan, tiled splash back and a useful pantry. A separate dining room sits adjacent, with patio doors to the rear garden and a connecting door to the main reception room, making it ideal for modern family living and entertaining.

To the first floor, the master bedroom is a generous double with space for additional furniture including a vanity area & has freestanding wardrobes. Bedroom two is another true double with storage recess and rear aspect window. Bedroom three is currently used as a home office but would also suit a nursery, child's bedroom or games room. The modern shower room comprises of a double walk in shower , heated towel rail, marble white splash back & toilet.

From the landing, a space-saving staircase leads to a converted attic offering reinforced flooring, insulation, lighting, electricity and generous headroom. This versatile space offers excellent potential as a fourth bedroom, subject to installation of a full staircase.

Externally, the property features a front lawn and driveway parking, with side access to a private rear garden designed for low maintenance, including paved patio areas, elevated gravel section and modern secure fencing. A substantial outbuilding provides excellent storage.



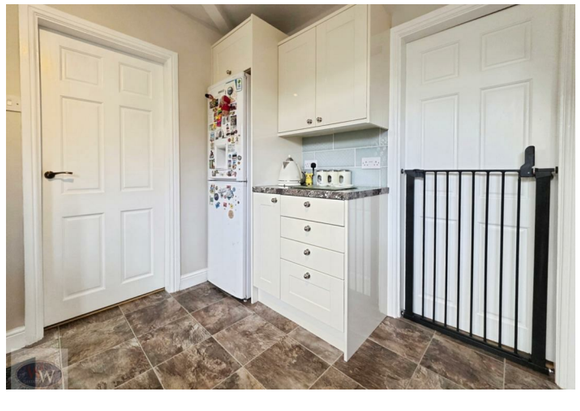












Fixtures & fittings

3 Bedroom Home with attic conversion, two reception rooms, immaculate low maintenance gardens & spacious rooms.

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 who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold