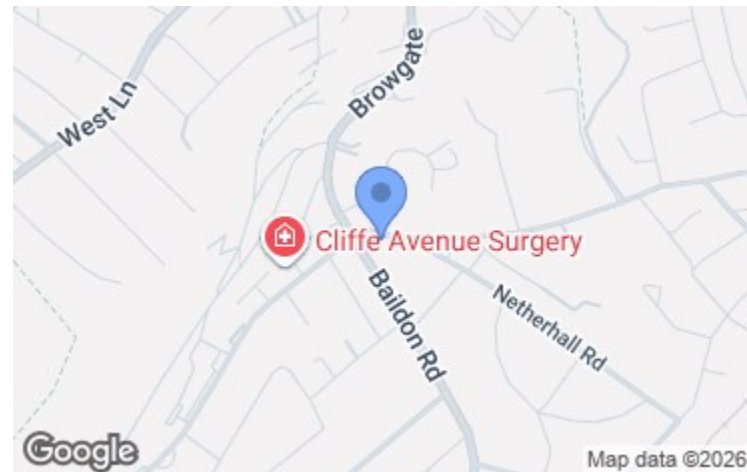




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Viewing arrangements**

Strictly by appointment through WW Estates

**Directions**

See Mapping.



**Station Road, Baildon, BD17 6NJ**  
**Offers Over £375,000**

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.



Station Road, Baildon, BD17 6NJ



**\*\* Three Bedrooms \*\* Two Reception Rooms \*\*  
 Traditional Character Features & Stained Glass  
 \*\* Modern kitchen with Granite Worktops \*\*  
 Underfloor Heating \*\* Work From Home Office  
 \*\* Attic Conversion Potential STPP \*\*  
 Downstairs W/C \*\* Large Driveway & Garage  
 \*\* Close to Central Village Amenities & Rail  
 Station \*\* Generous Well Presented Gardens \*\***

A rare opportunity to acquire this charming three-bedroom semi-detached stone-built home, offering an excellent blend of period character and modern living. Set on a generous plot, the property retains a wealth of original features including stained-glass windows, original cornicing, dado and coving, high ceilings, & attractive character details throughout. The accommodation comprises two spacious reception rooms. The front lounge features a large bay window with stained glass and feature fireplace, while the rear reception room benefits from a wood-burning stove & double patio doors opening onto the rear garden, creating an ideal space for relaxing & entertaining. The modern kitchen is fitted with contemporary

grey wall & base units, granite work surfaces, space for a range cooker, boiling water tap & underfloor heating, providing a stylish & practical heart to the home.

To the first floor are two double bedrooms, a generous single bedroom, & a well-appointed family bathroom featuring a four-piece suite comprising a bath, separate walk-in shower, WC, vanity unit, & underfloor heating.

A useful boarded attic space with secure flooring & a Velux window offers excellent storage or a home office area, with potential for conversion into a fourth bedroom, subject to the necessary consents.

Externally, the garage has been partially converted to create a home office with electricity and hard-wired internet. The enclosed rear garden is well maintained and features a patio dining and entertaining area, sun-lounger space, flower beds, and secure fencing. To the front, a large driveway provides off-road parking for up to 3 vehicles.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

3 Bed Semi-Detached Home 2 Reception Rooms, Modern Kitchen, Home Office, Well Maintained Gardens, Close to Village Centre, off road parking & garage.

**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