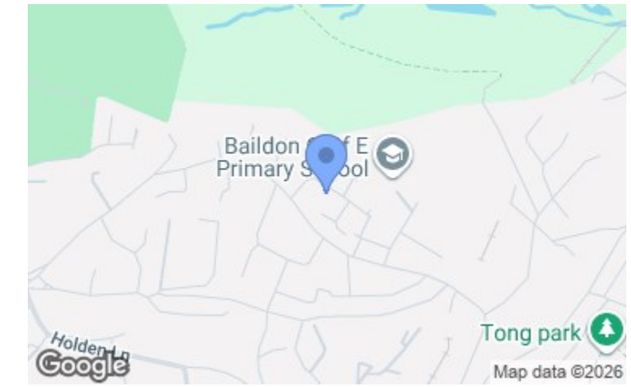
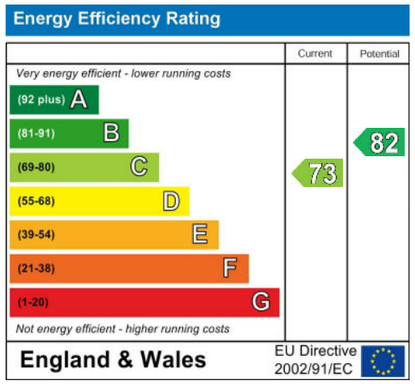












Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

Bartle Gill Drive, Baildon, BD17 6UE

£284,000

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.

Bartle Gill Drive, Baildon, BD17 6UE

2 3 1

** 3 BEDROOM SEMI-DETACHED HOME ** QUIET CUL-DE-SAC LOCATION ** OPEN PLAN DINING KITCHEN ** SOUTH-WEST FACING GARDEN ** Conservatory Overlooking The Garden ** Detached Garage With Power & Utility Area with the potential for conversion ** DOUBLE WIDTH DRIVEWAY ** Long-distance views over countryside popular with walkers ** Walking Distance To Baildon Railway Station ** Close To Outstanding CofE Primary School **

A beautifully presented three-bedroom semi-detached home, tucked away in a quiet cul-de-sac within the sought-after village of Baildon, close to an Outstanding-rated CofE Primary School, excellent local amenities and Baildon railway station.

The property offers a double-width driveway providing ample off-road parking, together with a detached garage with power, utility area and excellent storage. Recently upgraded external doors and double-glazed windows complement the gas central heating.

A welcoming entrance porch leads into the living room with useful under-stairs storage, while the heart of the home is the impressive open-plan kitchen diner, fitted with contemporary units, integrated appliances, a central island & space for family dining. Double doors open into the versatile conservatory, ideal as a second reception room, home office or playroom, with direct access to the landscaped south-west facing rear garden featuring a patio, raised decking & lawn.
To the first floor are three bedrooms, including two generous doubles, & a modern house bathroom with a white suite & shower over the bath. The principal bedroom comfortably accommodates a super king bed, while the third bedroom benefits from clever built-in storage.

Enjoying attractive long-distance scenic views this delightful home combines a peaceful setting with excellent transport links, quality schooling & flexible living space, making it an ideal choice for families & professionals alike.















Fixtures & fittings

Well Presented 3 Bed Semi Detached Home With Conservatory, Open plan Kitchen Diner & South-West Facing Rear Garden & Detached Garage With Power & Double Fronted Driveway

Rating authority

Borough Council Tax Band C

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Freehold