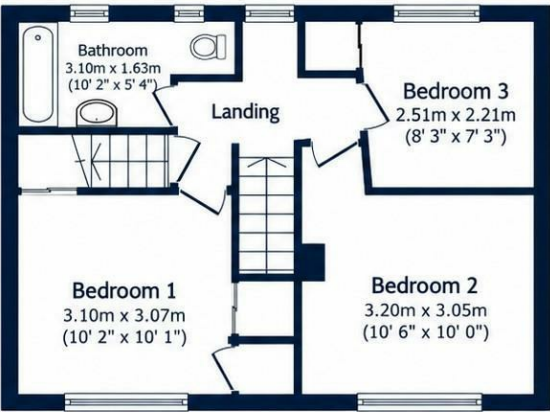
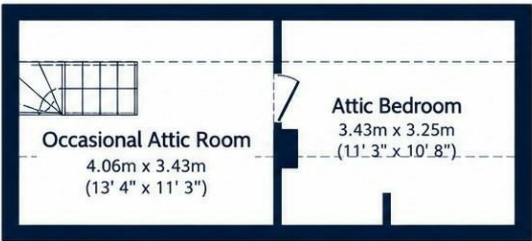




Ground Floor



First Floor



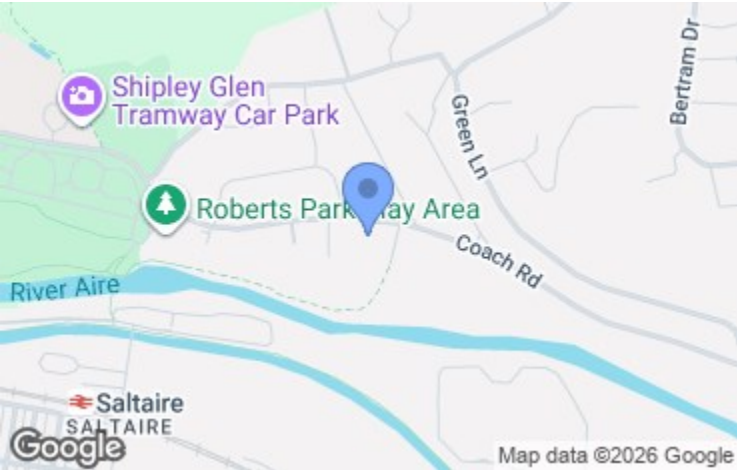
Second Floor

Total floor area: 107.7 sq.m. (1,159 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	86
(81-91) B		
(69-80) C		
(55-68) D		
(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



Coach Road, Shipley, BD17 5HU
£240,000

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.



3 Bedrooms ** Mid-Townhouse ** Spacious Lounge ** Modern Kitchen/Diner ** Occasional Loft Room ** Private Rear Garden ** Summer House ** This stylish mid-townhouse property has been modernised throughout and offers spacious family accommodation across three floors.

The property opens into a large open-plan dining area leading through to a contemporary fitted kitchen featuring gloss black wall and base units, chrome handles, slate-effect worktops, white splashback tiling and a generous breakfast bar. Integrated top and bottom ovens are complemented by space for a dishwasher, washing machine, tumble dryer and fitted fridge freezer.

The spacious lounge is filled with natural light from windows to either side and benefits from a multi-fuel stove with feature fireplace, solid oak flooring and sliding patio doors leading onto the sun terrace.

To the first floor are three well-proportioned bedrooms and a modern house bathroom. Bedroom one is a generous double with fitted wardrobes, bedroom two is a further double with fitted sliding wardrobes, while bedroom three is

another spacious room with freestanding wardrobes. The bathroom comprises a modern three-piece suite with cream marble-effect tiling, vanity unit with sink, overhead cabinet, shower bath, heated towel rail and separate WC.

The second-floor attic conversion provides a versatile attic lounge area leading through to an additional attic bedroom with useful under-eaves storage.

Externally, the property boasts a south-facing rear garden with artificial lawn, composite decking and glass balcony. A fully insulated outbuilding with electricity offers excellent potential as a home office, workshop or bar area. To the front is a further patio area, lawned garden and driveway providing off-road parking.

Finished with smooth white rendering alongside modern gutters, soffits, fascias and downpipes, the property offers fantastic kerb appeal throughout.



Fixtures & fittings 3/4 Bedroom Home with attic conversion, immaculate gardens & spacious rooms	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.
Rating authority Borough Council Tax Band B	Tenure Freehold