



## Walker Wood, Baildon, Shipley, BD17 5BE

- Enviaible Location
- Solar Panels
- 2 Reception Rooms
- Extended Family Detached
- 4 Bedrooms
- Parking for Several Cars

**Price £565,000**





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## DESCRIPTION

Situated in the sought-after residential locality just off the ever-popular Lucy Hall Drive area of Baildon, this extended detached family home offers versatile living accommodation perfectly suited to modern family life. The property features an inviting entrance hall leading to a spacious lounge, separate dining room, a good-sized kitchen, and a useful rear porch. A convenient downstairs shower room adds further practicality to the ground floor layout.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms. The master bedroom benefits from its own dressing room, while the second bedroom enjoys the added luxury of an en-suite shower room. There are two further bedrooms and a modern house bathroom. The loft has been boarded to provide valuable additional storage space.

Externally, the property boasts generous parking to the front, accommodating several cars as well as space for a caravan or motorhome. The attached garage, currently used as a home office and workshop, offers an ideal space for those working from home or for car and bike enthusiasts. To the rear and side are pleasant gardens, providing a great space for relaxation and outdoor entertaining.

Further benefits include solar panels and an impressive EPC rating of B, ensuring energy efficiency and lower running costs.

This delightful home is located within easy reach of Baildon village centre, which offers an excellent range of shops, amenities, bars, and restaurants. The property is also conveniently situated for access to Sandals Primary and Titus Salt Secondary schools. The nearby tramway from Shipley Glen leads to the World Heritage Site of Saltaire Village, home to further amenities and excellent transport links including Saltaire Railway Station, providing regular services to major West Yorkshire towns and cities and beyond.

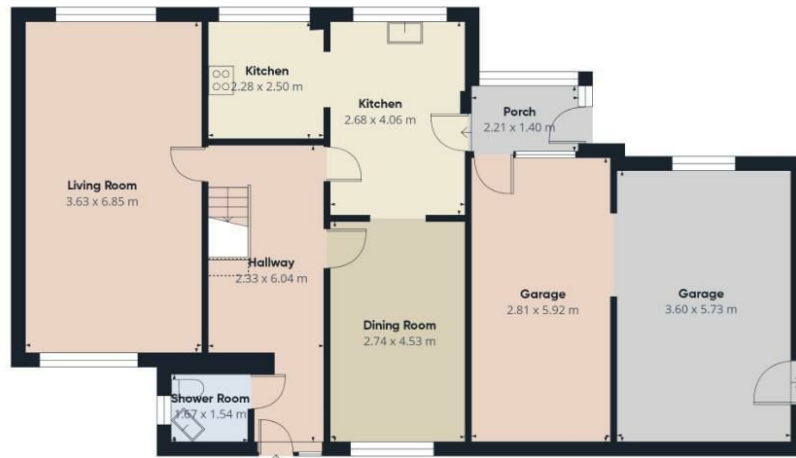
This is a superb opportunity to acquire a spacious and adaptable family home in a highly desirable location.











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
187.4 m<sup>2</sup>  
Reduced headroom  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Viewings

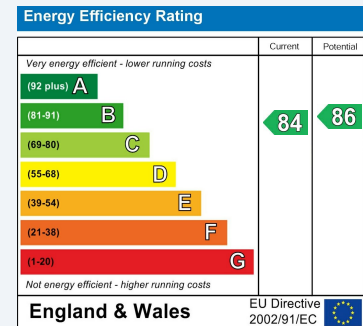
Please contact [shipleigh@hunters.com](mailto:shipleigh@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.