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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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.



SALES & LETTINGS

www.wwestateagents.com

9 Browgate, Baildon, BD17 6BP
Tel: |



Gill Beck Close, Baildon, BD17 6TJ

£450,000 Freehold

Situated in a highly desirable quiet cul-de-sac area of Baildon, this impressive four Double bedroom detached family home occupies a generous corner plot with expansive wrap-around gardens & Double Garage, offering excellent potential for extension or further development (subject to the necessary planning consents).

The property briefly comprises an inviting entrance hall leading into a spacious living room, which opens via internal doors into a separate dining room. The dining area benefits from French doors providing direct access to the patio and garden, creating an ideal space for entertaining. The kitchen is fitted with a range of wall and base units along with a breakfast bar, complemented by a separate utility room, downstairs WC, and useful understairs storage cupboard.

To the first floor, there are four well-proportioned double bedrooms. Bedrooms one to three feature fitted wardrobes, while bedroom four includes a built-in storage cupboard currently used as wardrobe space. The house bathroom comprises a four-piece suite including a shower cubicle, bathtub, wash basin, and WC. The Property also enjoys far reaching views down valley over Esholt, Yeadon & Rawdon.

Externally, the property stands on a substantial corner plot with generous gardens to multiple sides, offering both privacy and versatility & offering excellent potential for extension or further development (subject to planning consents).
A double garage and double driveway provide ample

off-road parking for multiple vehicles.

Ideally located within close proximity to Baildon C of E Primary School, this home is perfect for families seeking space and access to well-regarded local schools. The property is also conveniently situated near Baildon railway station, offering excellent transport links to Leeds, Bradford, Shipley and Saltaire, as well as being within easy reach of a wide range of local amenities.

An excellent opportunity to acquire a spacious family home with fantastic future potential.

