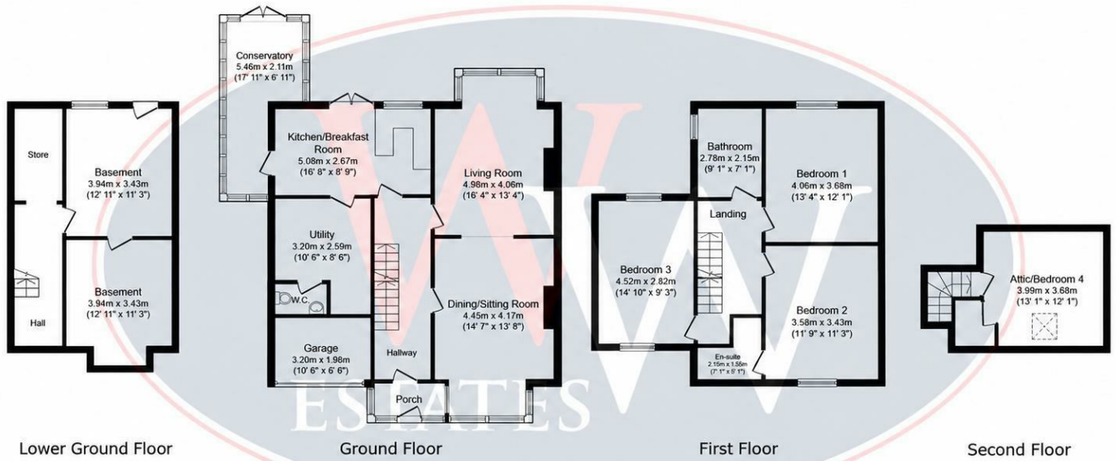
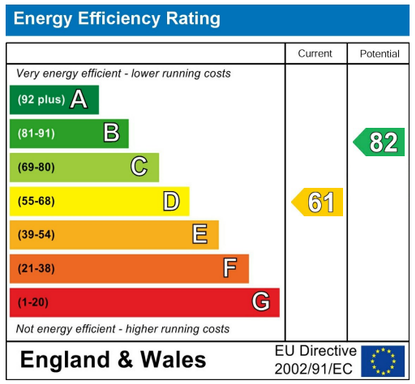
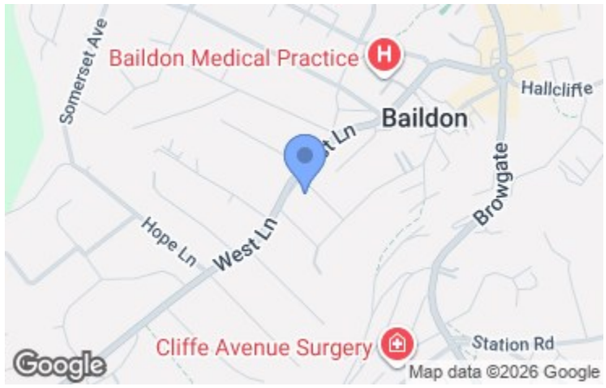


Total floor area: 220.7 sq.m. (2,375 sq.ft.)

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). Powered by www.Propertybox.io





Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.

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.



West Avenue, Baildon, BD17 5HA

£475,000

West Avenue, Baildon, BD17 5HA

3 4 2

** Substantial Extended Yorkshire Stone Semi-Detached Home ** Over 2,350 Sq Ft of Versatile Accommodation ** 4 Bedrooms ** 2 Reception Rooms ** 2 Bathrooms & Guest W.C. ** Spacious Dining Kitchen & Utility Room ** Sun Room/Conservatory ** Top-Floor 4th Bedroom ** Large Basement With Gym, Play & Storage Space ** Private Three-Sided Gardens & Decking ** Driveway Parking & Store Garage ** Sought-After Upper Central Village Cul-De-Sac ** ** PROCEEDABLE BUYERS ONLY **

** PROCEEDABLE BUYERS ONLY ** A substantial four-bedroom Yorkshire stone-built semi-detached home occupies an attractive elevated position at the head of a quiet cul-de-sac in Baildon's highly sought-after Upper Central Village. Offering over 2,350 sq ft of versatile accommodation across multiple floors, it is an excellent choice for growing families, those working from home or buyers seeking space to spread out.

Beautifully extended and thoughtfully improved by the current owners, the property combines traditional character, including bay windows and fireplaces, with practical additions for modern family living. Two reception rooms, a spacious dining kitchen, utility room, guest W.C. and sun room/conservatory provide excellent space for everyday life and entertaining, while four bedrooms, including a top-floor fourth bedroom, and two bathrooms offer flexibility for family and guests.

A particular highlight is the large basement, providing valuable additional space for a gym, playroom and storage. Outside, generous three-sided gardens, a decking area, driveway parking and a store garage add to the home's appeal, with the elevated position offering a wonderful sense of privacy.

Despite its peaceful setting, the property remains within easy reach of Baildon's village centre, independent shops, cafés, pubs, well-regarded schools and transport links. A characterful, generously proportioned family home in one of the village's most desirable locations, with space for work, play and relaxation.

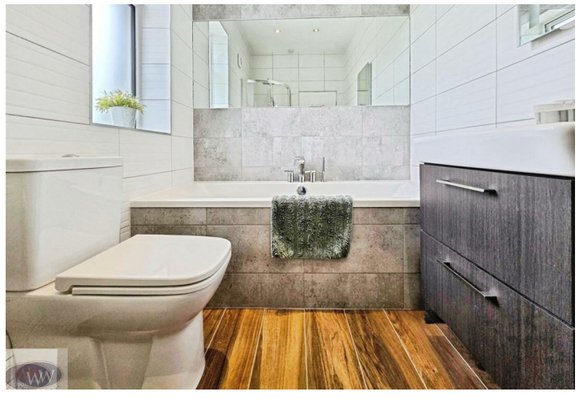


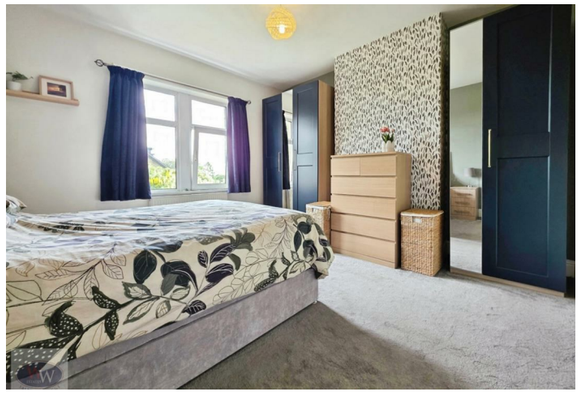












Fixtures & fittings

Stunning 4 Bedroom Yorkshire Stone Built Home 2 Reception Rooms & Close to Village Centre Amenities

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