

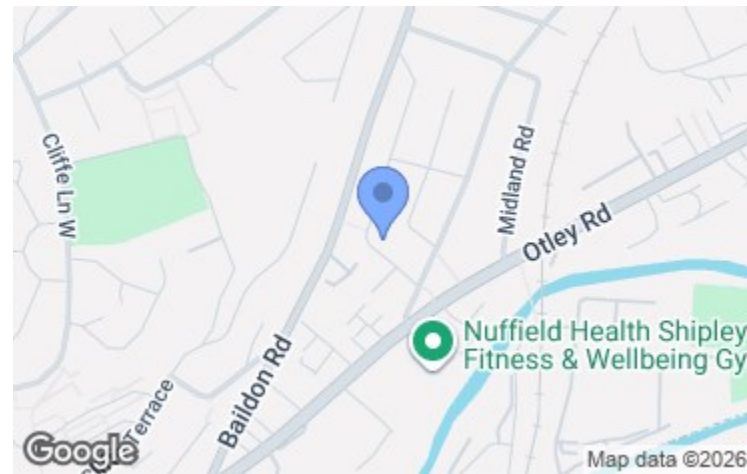
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates



Directions

See Mapping.



St. Aidans Road, Baildon, BD17 6AJ
Offers Over £325,000

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.



St. Aidans Road, Baildon, BD17 6AJ



**** 4-Bedroom Semi-Detached Bungalow ****
Modern kitchen & Breakfast Bar ** Renovated To A High Standard ** Driveway For 2 Cars **
Landscaped Rear Garden ** Spacious Lounge With Bay Window ** Long Distance Views ** Good Local Schools ** Close To Amenities **

Externally, the property boasts a front driveway providing off-street parking for two vehicles, complemented by a front garden and boundary wall. An Indian sandstone pathway leads to the entrance porch and into a stunning navy blue contemporary kitchen, complete with solid wood worktops, breakfast bar, induction hob with overhead extractor, and integrated fridge freezer.

The spacious lounge is a standout feature, offering stylish wall panelling, a large bay window flooding the room with natural light, and quality wooden flooring. The ground floor also hosts a generous master bedroom with space for a king-size bed and fitted wardrobes, along with a modern 4 piece house bathroom with stand in shower, bath, sink & heated towel rail

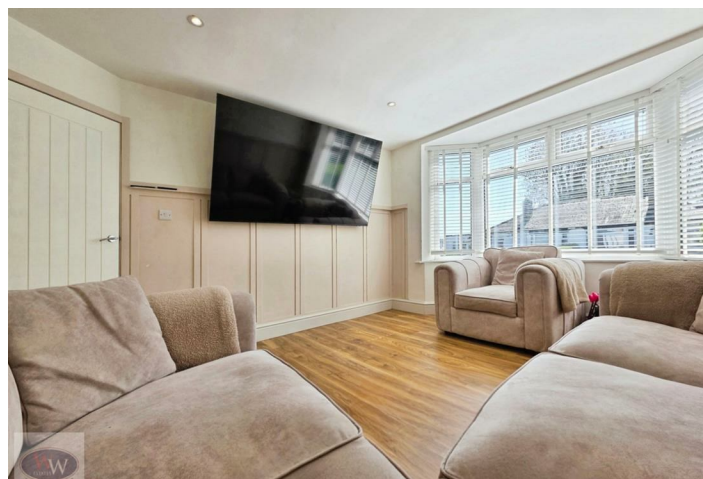
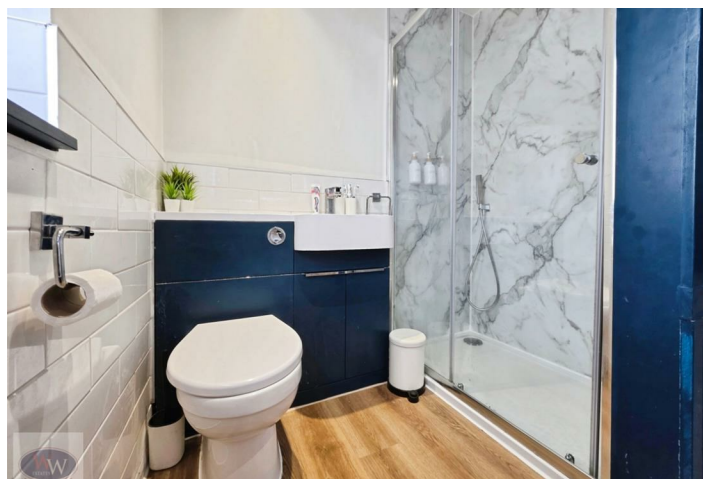
A striking feature staircase with chandelier leads to the first floor, where there are three

well-proportioned bedrooms – two doubles and one single. A rear dormer extension enhances both space and headroom, while clever design includes under-eaves storage. The ceiling has been lowered upstairs to maximise usability, while maintaining excellent ceiling height on the ground floor.

Externally to the rear, the property continues to impress with an Indian sandstone patio, raised seating area, lawned garden, and secure modern fencing, creating a private and ideal outdoor space for entertaining or family use.

Further benefits include a new roof, ridge tiles, soffits, fascias, and gutters installed within the last five years.

Ideally located close to excellent schools, local shops, cafés, and pubs, with convenient transport links to Leeds, Bradford, Guiseley, this beautifully finished home is perfect for growing families or buyers seeking a bungalow with additional versatile living space.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
4 Bedroom Modernised Bungalow

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 Wallace Home Finance who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold